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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SF
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#1
4/11/11

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 01, 2011
2:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1336
APPLICANT:	GREENAN, SUSAN
PARCEL NO.:	3628 023A
PARCEL ADDRESS:	0051 VICKSBURG ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,016,022.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2049
APPLICANT:	BAHMAN, AREZOU
PARCEL NO.:	8702 360
PARCEL ADDRESS:	0260 KING ST, #917
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2050
APPLICANT:	SHAKERNIA, HASSAN
PARCEL NO.:	8702 110
PARCEL ADDRESS:	0250 KING ST, #1318
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$984,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2106
APPLICANT:	ASSADI, NASAIN
PARCEL NO.:	3752 362
PARCEL ADDRESS:	0855 FOLSOM ST, #913
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$618,282.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2133
APPLICANT:	PEDRESCHI, PATRICIA
PARCEL NO.:	2076 032
PARCEL ADDRESS:	1858 40TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$703,422.00
APPLICANT'S OPINION:	$580,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2238
APPLICANT:	PILGRIM, JOHN
PARCEL NO.:	6591 013
PARCEL ADDRESS:	0438 DUNCAN ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,412,700.00
APPLICANT'S OPINION:	$1,159,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2259
APPLICANT:	FORESTER, MARK
PARCEL NO.:	6923 024
PARCEL ADDRESS:	0860 URBANO DR,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$948,600.00
APPLICANT'S OPINION:	$645,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2288
APPLICANT:	WOOD, MICHELLE
PARCEL NO.:	3704 141
PARCEL ADDRESS:	0410 JESSIE ST, #406
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$476,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2296
APPLICANT:	DORBAND, MATTHEW
PARCEL NO.:	8708 111
PARCEL ADDRESS:	0235 BERRY ST, 101
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,025,834.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2322
APPLICANT:	ARNN, STEPHEN
PARCEL NO.:	7537 012
PARCEL ADDRESS:	2412 CASTRO ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,315,590.00
APPLICANT'S OPINION:	$1,001,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2324
APPLICANT:	DAVIS, ROGER
PARCEL NO.:	3774 429
PARCEL ADDRESS:	0200 BRANNAN ST, #510
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$3,084,400.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2362
APPLICANT:	ALDEN, MATTHEW
PARCEL NO.:	3776 432
PARCEL ADDRESS:	0555 04TH ST, #913
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2365
APPLICANT:	LAI, WINFRED
PARCEL NO.:	8708 199
PARCEL ADDRESS:	0235 BERRY ST, 704
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$886,420.00
APPLICANT'S OPINION:	$705,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2539
APPLICANT:	WELLS FARGO BANK, AS TRUSTEE
PARCEL NO.:	7145 042
PARCEL ADDRESS:	0154 SEARS ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$775,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2641
APPLICANT:	MACKEL, JOHN
PARCEL NO.:	2133A002E
PARCEL ADDRESS:	2040 14TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$967,980.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2695
APPLICANT:	LE, DANA
PARCEL NO.:	4084 022
PARCEL ADDRESS:	2475 HARRISON ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,529,844.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2772
APPLICANT:	AHMMED, MOHSIN
PARCEL NO.:	3765 144
PARCEL ADDRESS:	0425 ST, 2104
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$598,740.00
APPLICANT'S OPINION:	$450,485.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2870
APPLICANT:	GUYER, SHELLY
PARCEL NO.:	0126 028
PARCEL ADDRESS:	1025 GREEN ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$4,329,481.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3065
APPLICANT:	BEDARD, SCOTT
PARCEL NO.:	5535 030
PARCEL ADDRESS:	0011 BREWSTER ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$929,617.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3436
APPLICANT:	CROTTY, ANITA
PARCEL NO.:	5742 028
PARCEL ADDRESS:	0715 MOULTRIE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$752,020.00
APPLICANT'S OPINION:	$633,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 1, 2011, at 2:08 p.m.

Present: Jeff Morris, Diane Robinson and Donna Crowder

Quorum present

Chairperson: Jeff Morris, Presiding

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On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1336	Susan Greenan	Stipulation Approved
2009-2049	Arezou Bahman	Stipulation Approved
2009-2050	Hassan Shakernia	Stipulation Approved
2009-2106	Nasain Assadi	Stipulation Approved
2009-2133	Patricia Pedreschi	Stipulation Approved
2009-2238	John Pilgrim	Stipulation Approved
2009-2259	Mark Forester	Stipulation Approved
2009-2288	Michelle Wood	Stipulation Approved
2009-2296	Matthew Dorband	Stipulation Denied
2009-2322	Stephen Arnn	Stipulation Approved
2009-2324	Roger Davis	Stipulation Approved
2009-2362	Matthew Alden	Stipulation Approved
2009-2365	Winfred Lai	Stipulation Approved
2009-2539	Wells Fargo Bank, As Trustee	Stipulation Denied
2009-2641	John Mackel	Stipulation Approved
2009-2695	Dana Le	Stipulation Approved
2009-2772	Mohsin Ahmmed	Stipulation Approved
2009-2870	Shelly Guyer	Stipulation Approved
2009-3065	Scott Bedard	Stipulation Approved
2009-3436	Anita Crotty	Stipulation Approved

There being no further business, the Board, at the hour of 4:10 p.m., recessed to reconvene Monday, April 4, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 5, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 04, 2011 To Monday, April 04, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0567
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,834,000.00
APPLICANT'S OPINION:	$1,050,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0568
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,998,000.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0569
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,307,470,680.00
APPLICANT'S OPINION:	$850,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0570
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,117,960.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0831
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,256,700,000.00
APPLICANT'S OPINION:	$1,200,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1604
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 021
PARCEL ADDRESS:	1210 1210 SPEAR STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,011,311.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1606
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 0121 SPEAR STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$93,863,847.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0568
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,998,000.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0569
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,307,470,680.00
APPLICANT'S OPINION:	$850,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0570
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,117,960.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0831
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,256,700,000.00
APPLICANT'S OPINION:	$1,200,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1604
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 021
PARCEL ADDRESS:	1210 1210 SPEAR STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,011,311.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1606
APPLICANT:	RINCON CENTER CMMCL, LLC/ BEACON CAPITAL
PARCEL NO.:	3716 023
PARCEL ADDRESS:	0121 0121 SPEAR STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$93,863,847.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3286
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$165,650,000.00
APPLICANT'S OPINION:	$82,825,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3287
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$165,650,000.00
APPLICANT'S OPINION:	$82,825,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3305
APPLICANT:	W2007 HWD REALTY, LLC
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$74,321,860.00
APPLICANT'S OPINION:	$22,323,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3308
APPLICANT:	W2007 HWD REALTY, LLC
PARCEL NO.:	3718 012
PARCEL ADDRESS:	0195 BEALE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$619,977.00
APPLICANT'S OPINION:	$19,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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City Hall, Room 405
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San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, APRIL 4, 2011
1:00 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review documents submitted by the parties, to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-1140
APPLICANT: XU, XIAO JUAN
PARCEL NO.: 1637 025
PARCEL ADDRESS: 0650 8TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,642,609.00
APPLICANT'S OPINION: $828,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

B. APPLICATION: 2009-1188
APPLICANT: NGUYEN, TRUC
PARCEL NO.: 2115 027
PARCEL ADDRESS: 1964 20TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $769,374.00
APPLICANT'S OPINION: $625,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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C. APPLICATION: 2009-1670

APPLICANT:	TSAI, JENNIE
PARCEL NO.:	1550 042
PARCEL ADDRESS:	0534 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,075,663.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2009-1674

APPLICANT:	SGROI, MICHAEL
PARCEL NO.:	4101 086
PARCEL ADDRESS:	0025 SIERRA EAST ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$914,510.00
APPLICANT'S OPINION:	$765,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E. APPLICATION: 2009-1730

APPLICANT:	BENCHER, KEITH
PARCEL NO.:	6543 039
PARCEL ADDRESS:	4509B 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

F. APPLICATION: 2009-2039

APPLICANT:	ENG, ALBERT
PARCEL NO.:	4217 008
PARCEL ADDRESS:	1260 - 1262 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,291,339.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 05, 2011 To Tuesday, April 05, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2154
APPLICANT:	MOHAJER, NAZLY
PARCEL NO.:	0136 002
PARCEL ADDRESS:	0945 FRONT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,200,000.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2155
APPLICANT:	MOHAJER, NAZLY
PARCEL NO.:	0136 002
PARCEL ADDRESS:	0945 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,369,680.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2355
APPLICANT:	LUCERO LLC
PARCEL NO.:	3614 030
PARCEL ADDRESS:	1009 1011 S SOUTH VAN NESS AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$54,743.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2356
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 030
PARCEL ADDRESS:	0971 0975 GUERRERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$76,719.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0140
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 3384 22ND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$950,000.00
APPLICANT'S OPINION:	$63,193.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0807
APPLICANT:	MING, HARRY
PARCEL NO.:	3761 007
PARCEL ADDRESS:	0660 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,394,614.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0848
APPLICANT:	NG, YUI CHEONG
PARCEL NO.:	0130 012
PARCEL ADDRESS:	0734 0752 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,543,714.00
APPLICANT'S OPINION:	$872,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1291
APPLICANT:	HAFEEZ FAMILY 1997 REVOC-TRUST
PARCEL NO.:	0162 025
PARCEL ADDRESS:	0515 0525 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,501,985.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1676
APPLICANT:	CULLER, TIMOTHY TRUST
PARCEL NO.:	0221 124
PARCEL ADDRESS:	1242 SACRAMENTO ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2089
APPLICANT:	SIMON, SHEILA TRUST
PARCEL NO.:	0565 028
PARCEL ADDRESS:	2190 BROADWAY , 1W
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,355,538.00
APPLICANT'S OPINION:	$2,769,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2281
APPLICANT:	FRANCO, OTHON
PARCEL NO.:	3752 315
PARCEL ADDRESS:	0855 FOLSOM ST, #708
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$699,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3090
APPLICANT:	FRANCO, OTHON
PARCEL NO.:	3752 315
PARCEL ADDRESS:	0855 FOLSOM ST, #708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6180
APPLICANT:	LUCERO LLC
PARCEL NO.:	6571 022
PARCEL ADDRESS:	3333 3335 26TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,090,000.00
APPLICANT'S OPINION:	$61,164.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6309
APPLICANT:	LUCERO LLC
PARCEL NO.:	4148 003
PARCEL ADDRESS:	1010 ALABAMA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 06, 2011 To Wednesday, April 06, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0634
APPLICANT:	SNEAD, KIMBERLY
PARCEL NO.:	1258 019
PARCEL ADDRESS:	0135 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,607,566.00
APPLICANT'S OPINION:	$1,929,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1028
APPLICANT:	BERBERICH, G. MICHAEL
PARCEL NO.:	3751 176
PARCEL ADDRESS:	0350 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,000,922.00
APPLICANT'S OPINION:	$7,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1138
APPLICANT:	SF LADIES PRTCTN & RLF
PARCEL NO.:	0471 002D
PARCEL ADDRESS:	1530 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1280
APPLICANT:	BIRKDALE, LLC
PARCEL NO.:	3736 158
PARCEL ADDRESS:	0530 0534 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,925,415.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1478
APPLICANT:	CULDICE, PURISIMA
PARCEL NO.:	0095 023
PARCEL ADDRESS:	2460 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,974,096.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1536
APPLICANT:	LIVERANT, DINA
PARCEL NO.:	0839 025
PARCEL ADDRESS:	0335 0341 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,448,346.00
APPLICANT'S OPINION:	$1,850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1546
APPLICANT:	HIMY, DAVID
PARCEL NO.:	3779 009
PARCEL ADDRESS:	0564 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,965,140.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1974
APPLICANT:	BELOTSERKOVSKY, DMITRY
PARCEL NO.:	3774 410
PARCEL ADDRESS:	0200 BRANNAN ST, #434
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,520,814.00
APPLICANT'S OPINION:	$1,254,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2378
APPLICANT:	YOUSEF REALTY INVESTMENTS LLC
PARCEL NO.:	7324 001
PARCEL ADDRESS:	0061 0085 CAMBON DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,387,693.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2379
APPLICANT:	YOUSEF REALTY INVESTMENTS LLC
PARCEL NO.:	7324 001
PARCEL ADDRESS:	0061 0085 CAMBON DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,996,671.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2403
APPLICANT:	COVARRUBIAS, MICHAEL
PARCEL NO.:	0963 021
PARCEL ADDRESS:	2900 PACIFIC AVE, 302
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,498,768.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2430
APPLICANT:	LIAW, JEFFREY
PARCEL NO.:	0441B016
PARCEL ADDRESS:	0212 AVILA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,430,150.00
APPLICANT'S OPINION:	$1,734,128.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 6, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Jeffrey Morris and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0634	Kimberly Snead	Verbal Stipulation Approved
2009-0478	William Hasler	A.V.Lowered (Board)
2009-3506	Leslie Katzman	A.V.Lowered (Board)
2009-4826	Kelli Fox	Submitted
2009-6024	Danny Rui Wong	Submitted

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2987	Katherine Best	Denied; No Show
2009-3146	Kathy Joyce	Denied; No Show
2009-3147	Kathy Joyce	Denied; No Show
2009-4361	Joseph San Han	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1152	Stubhub, Inc.	Withdrawn
2008-1889	Morrison & Foerster LLP	Withdrawn
2008-1890	Morrison & Foerster LLP	Withdrawn

There being no further business, the Board, at the hour of 12:20 p.m., recessed to reconvene on Friday, April 8, 2011, at 9:00 a.m. for a closed session to deliberate the submitted cases referenced above.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 7, 2011
12:30 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review documents submitted by the parties, to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION:	2009-1291
APPLICANT:	HAFEEZ FAMILY 1997 REVOC-TRUST
PARCEL NO.:	0162 025
PARCEL ADDRESS:	0515 0525 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,501,985.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2009-1676

APPLICANT:	CULLER, TIMOTHY TRUST
PARCEL NO.:	0221 124
PARCEL ADDRESS:	1242 SACRAMENTO ST, 6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,224,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2009-2281

APPLICANT:	FRANCO, OTHON
PARCEL NO.:	3752 315
PARCEL ADDRESS:	0855 FOLSOM ST, #708
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$699,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

D. APPLICATION: 2009-3090

APPLICANT:	FRANCO, OTHON
PARCEL NO.:	3752 315
PARCEL ADDRESS:	0855 FOLSOM ST, #708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$680,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 7, 2011, at 12:20 p.m.

Present: Jeffrey Morris, Diane Robinson and Louisa Mendoza

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:25 p.m. to review documents submitted by the parties, to deliberate and take possible action on the below listed applications.

At the hour of 1:20 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1291	Hafeez Family 1997 Revoc Turst	A.V.Lowered (Assessor)
2009-1676	Culler, Timothy Trust	A.V.Lowered (Board)
2009-2281	Franco, Othon	A.V.Lowered (Board
2009-3090	Franco, Othon	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 1:25 p.m. recessed to reconvene Friday, April 8, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 14, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 07, 2011 To Thursday, April 07, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0931
APPLICANT:	FENTON, PETER REVOCABLE TRUST
PARCEL NO.:	0477 004
PARCEL ADDRESS:	2705 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,526,400.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1152
APPLICANT:	STUBHUB INC
PARCEL NO.:	2008205838
PARCEL ADDRESS:	00000199 0000FREMONT ST, 3RD FLR
TOPIC:	Other
CURRENT ASSESSMENT:	$4,753,055.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1889
APPLICANT:	MORRISON & FOERSTER, LLP
PARCEL NO.:	2008200783
PARCEL ADDRESS:	00000425 0000MARKET ST, 3300
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$13,597,949.00
APPLICANT'S OPINION:	$6,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1890
APPLICANT:	MORRISON & FOERSTER, LLP
PARCEL NO.:	2008202653
PARCEL ADDRESS:	00000555 0000MARKET ST, 0200
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$6,323,709.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0478
APPLICANT:	HASLER, WILLIAM
PARCEL NO.:	2417 008A
PARCEL ADDRESS:	2571 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$524,516.00
APPLICANT'S OPINION:	$207,052.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2987
APPLICANT:	BEST, KATHERINE
PARCEL NO.:	1020 002
PARCEL ADDRESS:	0421 WALNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$947,128.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3146
APPLICANT:	JOYCE, KATHY
PARCEL NO.:	6034 052
PARCEL ADDRESS:	5450 OXFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,325,542.00
APPLICANT'S OPINION:	$1,125,542.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3147
APPLICANT:	JOYCE, KATHY
PARCEL NO.:	6034 054
PARCEL ADDRESS:	0565 OXFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,325,542.00
APPLICANT'S OPINION:	$1,125,542.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3506
APPLICANT:	KATZMAN, LESLIE
PARCEL NO.:	1560 028
PARCEL ADDRESS:	0574 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,275,000.00
APPLICANT'S OPINION:	$970,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4361
APPLICANT:	HAN, JOSEPH SAN
PARCEL NO.:	2475 034
PARCEL ADDRESS:	2670 22ND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$59,973.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4826
APPLICANT:	FOX, KELLI
PARCEL NO.:	1219 004
PARCEL ADDRESS:	0235 BRODERICK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6024
APPLICANT:	WONG, DANNY RUI
PARCEL NO.:	7107 023
PARCEL ADDRESS:	0188 BROAD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$420,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 7, 2011, at 1:30 p.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham
Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0931	Fenton, Peter Revocable Trust	Verbal Stipulation Approved
2009-1536	Dina Liverant	Denied
2009-1974	Dmitry Belotserkovsky	Stipulation Approved
2009-2378	Yousef Realty Investments LLC	Verbal Agreement Approved (2 to 1 vote, with Ms. Robinson dissenting.
2009-2403	Michael Covarrubias	Verbal Agreement Approved
2009-2430	Jeffrey Liaw	A.V.Lowered (Board)
2009-3146	Kathy Joyce	A.V.Lowered (Assessor)
2009-3147	Kathy Joyce	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1028	G. Michael Berberich	Postponed
2009-1138	SF Ladies prtctn & RLF	Withdrawn
2009-1280	Birkdale, LLC	Postponed
2009-1478	Purisima Culdice	Withdrawn
2009-1546	David Himy	Withdrawn
2009-2379	Yousef Realty Investments LLC	Withdrawn

There being no further business, the Board, at the hour of 4:05 p.m., recessed to reconvene Friday, April 8, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 14, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, April 8, 2011
9:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1200
APPLICANT:	MOSELEY, SUSAN
PARCEL NO.:	3544 031
PARCEL ADDRESS:	0015 - 0019 LANDERS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,446,183.00
APPLICANT'S OPINION:	$1,298,333.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) CLOSED SESSION to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-0478

APPLICANT:	HASLER, WILLIAM
PARCEL NO.:	2417 008A
PARCEL ADDRESS:	2571 16TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$524,516.00
APPLICANT'S OPINION:	$207,052.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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B. APPLICATION: 2009-3506

APPLICANT:	KATZMAN, LESLIE
PARCEL NO.:	1560 028
PARCEL ADDRESS:	0574 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,275,000.00
APPLICANT'S OPINION:	$970,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2009-4826

APPLICANT:	FOX, KELLI
PARCEL NO.:	1219 004
PARCEL ADDRESS:	0235 BRODERICK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

D. APPLICATION: 2009-6024

APPLICANT:	WONG, DANNY RUI
PARCEL NO.:	7107 023
PARCEL ADDRESS:	0188 BROAD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$420,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4). Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

5) Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

6) Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, April 8, 2011, at 9:00 a.m.

Present: Louisa Mendoza, Jeffrey Morris and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-1200	Susan Mosley	Submitted

With no public present for comment, the Board went into closed session at the hour of 9:41 a.m. to deliberate the below listed applications. At the hour of 10:15 a.m., the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1200	Susan Mosley	A.V. Lowered (Board)
2009-0478	William Hassler	A.V. Lowered (Board)
2009-3506	Leslie Katzman	A.V. Lowered (Board)
2009-4826	Kelli Fox	No Action; Remains Submitted
2009-6024	Danny Rui Wong	No Action; Remains Submitted

There being no further business, the Board, at the hour of 10:21 a.m., recessed to reconvene on Monday, April 11, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 08, 2011 To Friday, April 08, 2011
10:00 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3552
APPLICANT:	WESTFIELD EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$305,568,312.00
APPLICANT'S OPINION:	$152,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3555
APPLICANT:	WESTFIELD EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$101,278,699.00
APPLICANT'S OPINION:	$50,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3557
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$85,405,568.00
APPLICANT'S OPINION:	$42,105,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6498
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$91,900,000.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6499
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$75,276,000.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6500
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$76,781,520.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6501
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$399,616,779.00
APPLICANT'S OPINION:	$358,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6502
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$73,800,000.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6503
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$477,800,000.00
APPLICANT'S OPINION:	$410,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6504
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$73,800,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6505
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$71,401,338.00
APPLICANT'S OPINION:	$61,401,338.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0134
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$93,738,000.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0135
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$487,356,000.00
APPLICANT'S OPINION:	$400,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0136
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$497,103,120.00
APPLICANT'S OPINION:	$400,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5248
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$95,612,760.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the Pre-Hearing Conference meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 8, 2011, at 10:30 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard for the pre-hearing conference, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3552	Westfield Emporium Mall, LLC	No Action Taken
2009-3555	Westfield Emporium Mall, LLC	No Action Taken
2009-3557	Emporium Mall, LLC	No Action Taken
2009-6498	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2009-6499	Emporium Mall, LLC	No Action Taken
2009-6500	Emporium Mall, LLC	No Action Taken
2009-6501	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2009-6502	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2009-6503	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2009-6504	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2009-6505	Emporium Mall, LLC	No Action Taken; Continued to June 28, 2011 for Hearing
2010-0134	Emporium Mall, LLC	No Action Taken
2010-0135	Emporium Mall, LLC	No Action Taken
2010-0136	Emporium Mall, LLC	No Action Taken
2010-5248	Emporium Mall, LLC	No Action Taken

There being no further business, the Board, at the hour of 12:08 p.m., recessed to reconvene on Monday, April 11, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 11, 2011 To Monday, April 11, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2261
APPLICANT:	JARRETT, JILL
PARCEL NO.:	4068 012A
PARCEL ADDRESS:	0479 0481 ARKANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,955,950.00
APPLICANT'S OPINION:	$1,156,510.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2371
APPLICANT:	HOUSDEN, ROBERT
PARCEL NO.:	2890 014
PARCEL ADDRESS:	0685 LAGUNA HONDA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,753,073.00
APPLICANT'S OPINION:	$1,135,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2552
APPLICANT:	DELMON, DIRK
PARCEL NO.:	3006 009
PARCEL ADDRESS:	0024 COVENTRY CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$918,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3080
APPLICANT:	KAVOUNAS, EDMOND
PARCEL NO.:	0912 007B
PARCEL ADDRESS:	0565 MARINA BLVD,
TOPIC:	
CURRENT ASSESSMENT:	$3,402,762.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3711
APPLICANT:	LORANT, SUSANNA
PARCEL NO.:	1459 011
PARCEL ADDRESS:	0478 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$938,400.00
APPLICANT'S OPINION:	$830,499.99
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3713
APPLICANT:	VOLKOV, ALEXSANDR
PARCEL NO.:	1894 044
PARCEL ADDRESS:	4407 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,221,247.00
APPLICANT'S OPINION:	$779,567.50
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3716
APPLICANT:	VOLKOV, ALEXSANDR
PARCEL NO.:	1091 010
PARCEL ADDRESS:	0212 0214 ANZA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,092,420.00
APPLICANT'S OPINION:	$908,823.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3718
APPLICANT:	KRASNER, MARINA
PARCEL NO.:	2089 016
PARCEL ADDRESS:	4126 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$594,297.50
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3725
APPLICANT:	STEVENSON, ANNE
PARCEL NO.:	1259 049
PARCEL ADDRESS:	0027 ALPINE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,145,480.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3739
APPLICANT:	MCCARTNEY, THOMAS
PARCEL NO.:	3967 039
PARCEL ADDRESS:	0350 ALABAMA ST, #11
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$997,534.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3740
APPLICANT:	GARCIA, MARIA
PARCEL NO.:	1644 042
PARCEL ADDRESS:	0847 ARGUELLO BLVD, 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$728,280.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3742
APPLICANT:	SWEET FAMILY TRUST
PARCEL NO.:	6909 014
PARCEL ADDRESS:	0100 MONCADA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,829,471.00
APPLICANT'S OPINION:	$1,463,576.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3926
APPLICANT:	STRAUSS, PHILIP
PARCEL NO.:	1269 045
PARCEL ADDRESS:	1051 ASHBURY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,600,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4429
APPLICANT:	LEWIS, DONALD
PARCEL NO.:	5611 025
PARCEL ADDRESS:	0072 WINFIELD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S OPINION:	$725,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5651
APPLICANT:	BRAVERMAN, ERIC
PARCEL NO.:	5839 020
PARCEL ADDRESS:	0118 BENTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 11, 2011, at 9:35 a.m.

Present: Scott Spertzel, John McGary and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2371	Robert Housden	A.V. Lowered (Board); decided by quorum of Mr. McGary and Mr. Tham; Mr. Spertzel recused himself.
2009-3080	Edmond Kavounas	A.V. Lowered (Board)
2009-3711	Susanna Lorant	A.V. Lowered (Assessor)
2009-3725	Anne M. Stevenson	A.V. Lowered (Board)
2009-3740	Maria Gracia	A.V. Lowered (Assessor)
2009-3742	Sweet Family 2004 Trust	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2261	Jill Jarrett	Denied; No Show
2009-3713	Alexsandr Volkov	Denied; No Show
2009-3716	Alexsandr Volkov	Denied; No Show
2009-3718	Marina Krasner	Denied; No Show
2009-3739	Thomas McCartney	Denied; No Show
2009-4429	Donald Lewis	Denied; No Show
2009-5651	Eric Braverman	Denied; No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2552	Dirk Delmon	Postponed
2009-3926	Philip Strauss	Withdrawn

There being no further business, the Board, at the hour of 12:55 p.m., recessed to reconvene on Wednesday, April 20, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 12, 2011 To Tuesday, April 12, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0701
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,720.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0702
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,303,787.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1783
APPLICANT:	FLOWERS, MARK
PARCEL NO.:	3762 142
PARCEL ADDRESS:	0139 STILLMAN ST, #4
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$510,000.00
APPLICANT'S OPINION:	$470,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2023
APPLICANT:	CHANG, SUK
PARCEL NO.:	3765 112
PARCEL ADDRESS:	0425 1ST ST, 1704
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$568,590.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2749
APPLICANT:	LODGE, MATTHEW
PARCEL NO.:	4096 084
PARCEL ADDRESS:	0004 SOUTHERN HEIGHTS AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,133,844.00
APPLICANT'S OPINION:	$936,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3254
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 008
PARCEL ADDRESS:	1265 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,260,587.00
APPLICANT'S OPINION:	$4,577,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3255
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0080 011
PARCEL ADDRESS:	1425 1485 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,173,563.00
APPLICANT'S OPINION:	$3,052,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3294
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0084 010
PARCEL ADDRESS:	0101 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,676,233.00
APPLICANT'S OPINION:	$9,008,366.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3320
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0108 007
PARCEL ADDRESS:	1160 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,462,631.00
APPLICANT'S OPINION:	$13,037,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3364
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0107 007
PARCEL ADDRESS:	1155 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,172,125.00
APPLICANT'S OPINION:	$26,149,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3365
APPLICANT:	BLUE JEANS EQUITIES WEST
PARCEL NO.:	0085 048
PARCEL ADDRESS:	1355 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,407,156.00
APPLICANT'S OPINION:	$3,722,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3372
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3710 020
PARCEL ADDRESS:	0333 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$146,245,357.00
APPLICANT'S OPINION:	$43,869,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3572
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	2009700997
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$421,926,307.00
APPLICANT'S OPINION:	$230,031,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3660
APPLICANT:	CHU, BRANDON
PARCEL NO.:	1931 024A
PARCEL ADDRESS:	1670 1672 FUNSTON AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,479,000.00
APPLICANT'S OPINION:	$1,135,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3743
APPLICANT:	ADAMSKI, LUCAS
PARCEL NO.:	2033A009
PARCEL ADDRESS:	1745 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$849,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3846
APPLICANT:	OAKLEY, OWEN
PARCEL NO.:	0617 073
PARCEL ADDRESS:	1945 WASHINGTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4002
APPLICANT:	CARTER, ANDREW
PARCEL NO.:	1927A001G
PARCEL ADDRESS:	1637 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,170,450.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4169
APPLICANT:	VUKAS, DEAN
PARCEL NO.:	2617 059
PARCEL ADDRESS:	0142 CLIFFORD TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,234,200.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4172
APPLICANT:	DOUVALDZI, CHARITINI
PARCEL NO.:	6567 023
PARCEL ADDRESS:	1331 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,461,282.00
APPLICANT'S OPINION:	$1,075,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4190
APPLICANT:	BERGEN, JULIE
PARCEL NO.:	6532 015A
PARCEL ADDRESS:	3620 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,371,606.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4201
APPLICANT:	MOLINA, VIRGINIA
PARCEL NO.:	4942 041
PARCEL ADDRESS:	1237 GILMAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$636,723.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4220
APPLICANT:	FRIEDLAND, HEATHER
PARCEL NO.:	3626 025
PARCEL ADDRESS:	3777 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,612,620.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4622
APPLICANT:	SIC HOTEL COMPANY
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	
CURRENT ASSESSMENT:	$146,774,037.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 12, 2011 To Tuesday, April 12, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2079
APPLICANT:	LOEB, WAYNE
PARCEL NO.:	2037A029
PARCEL ADDRESS:	1763 12TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$849,554.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2124
APPLICANT:	NADIN, MIHAI
PARCEL NO.:	3978 135
PARCEL ADDRESS:	0451 KANSAS ST, #545
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$575,000.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4235
APPLICANT:	NEIMAN, MAX
PARCEL NO.:	0999 053
PARCEL ADDRESS:	3162 CLAY ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,193,856.00
APPLICANT'S OPINION:	$1,106,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4243
APPLICANT:	BOSWORTH REVOCABLE TRUST
PARCEL NO.:	3603 020
PARCEL ADDRESS:	3860 21ST ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,184,840.00
APPLICANT'S OPINION:	$1,202,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4318
APPLICANT:	FANG, XING LI
PARCEL NO.:	1080 012
PARCEL ADDRESS:	2306 GEARY BLVD,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4351
APPLICANT:	LAU, RAYMOND
PARCEL NO.:	7262 012
PARCEL ADDRESS:	1790 EUCALYPTUS DR,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,111,800.00
APPLICANT'S OPINION:	$822,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4359
APPLICANT:	DONG, LI
PARCEL NO.:	4943 006
PARCEL ADDRESS:	1018 HOLLISTER AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$460,020.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4431
APPLICANT:	OLSON, LAURA
PARCEL NO.:	1431 042
PARCEL ADDRESS:	0208 03RD AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,412,570.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4574
APPLICANT:	O'SULLIVAN, DANIEL
PARCEL NO.:	2612 023
PARCEL ADDRESS:	2440 2446 15TH ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,050,221.00
APPLICANT'S OPINION:	$1,500,216.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4595
APPLICANT:	PATEL, SUKHDEV
PARCEL NO.:	2928 007
PARCEL ADDRESS:	0134 TARAVAL ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,714,578.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4604
APPLICANT:	FRIE, GEORGE
PARCEL NO.:	6605 015
PARCEL ADDRESS:	0686 28TH ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,244,450.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4608
APPLICANT:	BERDICHEVSKY, MIKHAIL
PARCEL NO.:	1403 035
PARCEL ADDRESS:	6827 CALIFORNIA ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,016,294.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4656
APPLICANT:	ELLIS, MICHAEL
PARCEL NO.:	1066 046
PARCEL ADDRESS:	0620 SPRUCE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4769
APPLICANT:	ALPREN, JACOB
PARCEL NO.:	1465 005A
PARCEL ADDRESS:	0459 0461 33RD AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,528,696.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4828
APPLICANT:	FOX, KELLI
PARCEL NO.:	1499 011
PARCEL ADDRESS:	0575 45TH AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,008,528.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4852
APPLICANT:	BRIONES, JOHNNY
PARCEL NO.:	3118 029
PARCEL ADDRESS:	0387 0391 MONTEREY BLVD,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,246,918.00
APPLICANT'S OPINION:	$733,481.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4876
APPLICANT:	BUCKLEY, DANIEL
PARCEL NO.:	6611 037B
PARCEL ADDRESS:	0549 28TH ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,142,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5089
APPLICANT:	SHIPP, JARON
PARCEL NO.:	5574 003
PARCEL ADDRESS:	0338 HOLLADAY AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5451
APPLICANT:	MA, YIN SU
PARCEL NO.:	6092 022C
PARCEL ADDRESS:	0535 ATHENS ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$714,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5584
APPLICANT:	HOU, SHAN
PARCEL NO.:	2673 005
PARCEL ADDRESS:	0077 CHRISTOPHER DR,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$942,203.00
APPLICANT'S OPINION:	$49,493.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5720
APPLICANT:	ZHANG, HARRY
PARCEL NO.:	5403 015
PARCEL ADDRESS:	2000 BANCROFT AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$697,067.00
APPLICANT'S OPINION:	$439,350.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5751
APPLICANT:	ZETTERBERG, A PIERRE
PARCEL NO.:	0185 048
PARCEL ADDRESS:	0001 MCCORMICK ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$918,000.00
APPLICANT'S OPINION:	$740,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6142
APPLICANT:	RUAN, YAN ZHEN
PARCEL NO.:	6096 004
PARCEL ADDRESS:	0478 LA GRANDE AVE,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$668,028.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 12, 2011, at 9:51 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1783	Mark Flowers	Stipulation Approved
2009-2023	Suk Chang	Stipulation Approved
2009-3660	Brandon Chu	Stipulation Approved
2009-3743	Lucas Adamski	Stipulation Approved
2009-3846	Owen Oakley	Stipulation Approved
2009-4002	Andrew Carter	Stipulation Approved
2009-4169	Dean Vukas	Stipulation Approved
2009-4172	Charitini Douvaldzi	Stipulation Approved (2 to 1vote With Mr. Lee dissenting)
2009-4201	Virginia Molina	Stipulation Denied (2 to 1vote with Mr. Blaine dissenting)
2009-4220	Heather Friedland	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0701	Kwan, Paul & Jane	Postponed
2008-0702	Kwan, Paul & Jane	Postponed
2009-2749	Matthew Lodge	Postponed
2009-3254	Blue Jeans Equities West	Postponed
2009-3255	Blue Jeans Equities West	Postponed
2009-3294	Blue Jeans Equities West	Postponed
2009-3320	Blue Jeans Equities West	Postponed
2009-3364	Blue Jeans Equities West	Postponed
2009-3365	Blue Jeans Equities West	Postponed
2009-3372	Wells Fargo (Lessee)	Postponed
2009-3572	Marriott International, Inc	Postponed
2009-4190	Julie Bergen	Postponed
2009-4622	Sic Hotel Company	Postponed

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RECESS

The Board, at the hour of 10:35 a.m., recessed to reconvene at 11:15 a.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 11:15 p.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2124	Mihai Nadin	Stipulation Approved
2009-4235	Max Neiman	Stipulation Approved
2009-4243	Bosworth Revocable Trust	Stipulation Approved
2009-4318	Xing Li Fang	Stipulation Denied
2009-4351	Raymond Lau	Stipulation Approved
2009-4359	Li Dong	Stipulation Approved
2009-4431	Laura Olson	Stipulation Approved
2009-4574	Daniel O'Sullivan	Stipulation Approved
2009-4595	Sukhdev Patel	Stipulation Approved
2009-4604	George Frie	Stipulation Approved
2009-4608	Mikhail Berdichevsky	Stipulation Denied
2009-4656	Michael Ellis	Stipulation Approved
2009-4769	Jacob Alpren	Stipulation Approved
2009-4828	Kelli Fox	Stipulation Approved
2009-4876	Daniel Buckley	Stipulation Approved
2009-5089	Jaron Shipp	Stipulation Approved
2009-5451	Yin Su Ma	Stipulation Approved
2009-5584	Shan Hou	Stipulation Approved
2009-5720	Harry Zhang	Stipulation Approved
2009-5751	A Pierre Zetterberg	Stipulation Approved
2009-6142	Yan Zhen Ruan	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2079	Wayne Loeb	Postponed
2009-4852	Johnny Briones	Postponed

There being no further business, the Board, at the hour of 1:20 p.m., recessed to reconvene Wednesday, April 13, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 26, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, April 13, 2011 To Wednesday, April 13, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3275
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$53,370,000.00
APPLICANT'S OPINION:	$26,685,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3276
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$53,370,000.00
APPLICANT'S OPINION:	$26,685,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3277
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,437,400.00
APPLICANT'S OPINION:	$26,685,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3278
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,526,148.00
APPLICANT'S OPINION:	$19,766,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3279
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3715 013
PARCEL ADDRESS:	0188 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,927,114.00
APPLICANT'S OPINION:	$19,766,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3408
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 007
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,980,509.00
APPLICANT'S OPINION:	$3,294,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3413
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 008
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,612,487.00
APPLICANT'S OPINION:	$10,383,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3414
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 009
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,757,967.00
APPLICANT'S OPINION:	$2,327,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3417
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 010
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,696,628.00
APPLICANT'S OPINION:	$3,509,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3427
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	0311 011
PARCEL ADDRESS:	0088 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,384,286.00
APPLICANT'S OPINION:	$4,015,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3553
APPLICANT:	YERBA BUENA ENTERTAINMENT CTR
PARCEL NO.:	2009701624
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,660,000.00
APPLICANT'S OPINION:	$39,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ROLL CORRECTION

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4988
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0216 025
PARCEL ADDRESS:	1449 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,810,000.00
APPLICANT'S OPINION:	$2,698,546.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4989
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0212 028
PARCEL ADDRESS:	1067 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,590,436.00
APPLICANT'S OPINION:	$1,483,326.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4990
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0766 006
PARCEL ADDRESS:	0512 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,661,392.00
APPLICANT'S OPINION:	$9,649,271.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4991
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0298 003
PARCEL ADDRESS:	0625 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,556,031.00
APPLICANT'S OPINION:	$2,130,115.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4992
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0298 030
PARCEL ADDRESS:	0765 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,060,000.00
APPLICANT'S OPINION:	$4,653,408.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4993
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0303 001
PARCEL ADDRESS:	0825 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,652,655.00
APPLICANT'S OPINION:	$17,250,491.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4996
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0692 011A
PARCEL ADDRESS:	1082 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,237,098.00
APPLICANT'S OPINION:	$1,725,560.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4997
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0320 011
PARCEL ADDRESS:	0750 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,306,126.00
APPLICANT'S OPINION:	$5,456,139.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4998
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0281 010
PARCEL ADDRESS:	0808 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,769,307.00
APPLICANT'S OPINION:	$6,459,845.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5001
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0301 014
PARCEL ADDRESS:	0982 0990 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,501,115.00
APPLICANT'S OPINION:	$6,789,558.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5002
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0854 006
PARCEL ADDRESS:	1684 1698 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,030,732.00
APPLICANT'S OPINION:	$5,445,328.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5004
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0320 020
PARCEL ADDRESS:	0837 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,288,452.00
APPLICANT'S OPINION:	$6,777,790.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5006
APPLICANT:	REF SF PROPERTIES, LLC
PARCEL NO.:	0642 008
PARCEL ADDRESS:	1750 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,850,811.00
APPLICANT'S OPINION:	$3,297,561.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5561
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0212 028
PARCEL ADDRESS:	1067 WASHINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,150,000.00
APPLICANT'S OPINION:	$1,444,558.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5562
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	0212 028
PARCEL ADDRESS:	1067 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,193,000.00
APPLICANT'S OPINION:	$1,444,558.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, April 13, 2011, at 1:30 p.m.

Present: Jeffrey Morris, Greg Blaine and Lawrence Lee
Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4988	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-4992	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-4993	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-4997	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-4998	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-5001	REF SF Properties, LLC	A.V.Lowered (Assessor)
2009-5004	REF SF Properties, LLC	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3275	Glenborough San Francisco, LLC	Postponed
2009-3276	Glenborough San Francisco, LLC	Postponed
2009-3277	Glenborough San Francisco, LLC	Postponed
2009-3278	Glenborough San Francisco, LLC	Postponed
2009-3279	Glenborough San Francisco, LLC	Postponed
2009-3408	Teachers Insurance & Annuity	Withdrawn
2009-3413	Teachers Insurance & Annuity	Withdrawn
2009-3414	Teachers Insurance & Annuity	Withdrawn
2009-3417	Teachers Insurance & Annuity	Withdrawn
2009-3427	Teachers Insurance & Annuity	Withdrawn
2009-3553	Yerba Buena Entertainment	Postponed
2009-4989	REF SF Properties, LLC	Withdrawn
2009-4990	REF SF Properties, LLC	Withdrawn
2009-4991	REF SF Properties, LLC	Withdrawn
2009-4996	REF SF Properties, LLC	Withdrawn
2009-5002	REF SF Properties, LLC	Withdrawn
2009-5006	REF SF Properties, LLC	Withdrawn
2009-5561	REF SF Properties, LLC	Withdrawn
2009-5562	REF SF Properties, LLC	Withdrawn

There being no further business, the Board, at the hour of 3:40 p.m., recessed to reconvene Thursday, April 14, 2011 at 9:30 a.m.

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 28, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 14, 2011 To Thursday, April 14, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3251
APPLICANT:	290 SUTTER LP MADISON REALTY
PARCEL NO.:	0287 014
PARCEL ADDRESS:	0290 0000 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,172,379.00
APPLICANT'S OPINION:	$4,851,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3253
APPLICANT:	166 GEARY ASSOCIATES LIC
PARCEL NO.:	0309 010
PARCEL ADDRESS:	0166 0300 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,467,489.00
APPLICANT'S OPINION:	$4,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3257
APPLICANT:	FILBERT LANDING ASSOCIATES
PARCEL NO.:	0106 001
PARCEL ADDRESS:	0201 0000 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,933,219.00
APPLICANT'S OPINION:	$2,980,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3258
APPLICANT:	GOLDEN VAN BUILDING LLC
PARCEL NO.:	0766 013
PARCEL ADDRESS:	0180 0000 REDWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,878,300.00
APPLICANT'S OPINION:	$3,263,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3328
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 013
PARCEL ADDRESS:	0268 0000 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,980.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3329
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 014
PARCEL ADDRESS:	0272 0000 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,155,289.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3330
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 022
PARCEL ADDRESS:	0351 0000 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,536,593.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3566
APPLICANT:	CIANCIARULO, RONALDO
PARCEL NO.:	3704 094
PARCEL ADDRESS:	0410 0000 JESSIE ST, #702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$890,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3567
APPLICANT:	BUDDHA PROPERTIES LLC
PARCEL NO.:	3751 029
PARCEL ADDRESS:	0750 0000 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,039,600.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3579
APPLICANT:	MURPHY SAN FRANCISCO LP
PARCEL NO.:	0301 002
PARCEL ADDRESS:	0737 0000 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,405,407.00
APPLICANT'S OPINION:	$3,401,395.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3587
APPLICANT:	MURPHY SAN FRANCISCO LP
PARCEL NO.:	0284 023
PARCEL ADDRESS:	0721 0000 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,076,748.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3804
APPLICANT:	BELLINGS, DAVID
PARCEL NO.:	0103 035
PARCEL ADDRESS:	0525 0535 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,890,730.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3830
APPLICANT:	PACIFIC EQUITY ONE LLC
PARCEL NO.:	0304 013
PARCEL ADDRESS:	0630 0000 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,872,720.00
APPLICANT'S OPINION:	$1,123,632.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3831
APPLICANT:	949 FELL ST LLC
PARCEL NO.:	0826 018
PARCEL ADDRESS:	0949 0000 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,753,600.00
APPLICANT'S OPINION:	$2,252,160.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5545
APPLICANT:	GOLDEN VAN BUILDING LLC
PARCEL NO.:	0766 013
PARCEL ADDRESS:	0180 0000 REDWOOD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,665,000.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5546
APPLICANT:	GOLDEN VAN BUILDING LLC
PARCEL NO.:	0766 013
PARCEL ADDRESS:	0180 0000 REDWOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,665,000.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 14, 2011, at 9:35 a.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3257	Filbert Landing Associates	Stipulation Approved
2009-3258	Golden Van Building LLC	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3251	290 Sutter LP Madison Realty	Withdrawn
2009-3253	166 Geary Associates LLC	Withdrawn
2009-3328	Handlery Hotels, Inc.	Postponed
2009-3329	Handlery Hotels, Inc.	Postponed
2009-3330	Handlery Hotels, Inc.	Withdrawn
2009-3566	Ronaldo Cianciarulo	Postponed
2009-3567	Buddha Properties LLC	Postponed
2009-3579	Murphy San Francisco LP	Withdrawn
2009-3587	Murphy San Francisco LP	Withdrawn
2009-3804	David Bellings	Withdrawn
2009-3830	Pacific Equity One LLC	Postponed
2009-3831	949 Fell St LLC	Postponed
2009-5545	Golden Van Building LLC	Withdrawn
2009-5546	Golden Van Building LLC	Withdrawn

There being no further business, the Board, at the hour of 10:30 a.m., recessed to reconvene Monday, April 18, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 14, 2011
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION:	2009-4826
APPLICANT:	FOX, KELLI
PARCEL NO.:	1219 004
PARCEL ADDRESS:	0235 BRODERICK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,000,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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B. APPLICATION: 2009-6924

APPLICANT:	WONG, DANNY RUI
PARCEL NO.:	7107 023
PARCEL ADDRESS:	0188 BROAD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$420,000.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 14, 2011, at 11:40 a.m.

Present: Jeffrey Morris, Louisa Mendoza and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 11:43 a.m. to review documents submitted by the parties, to deliberate and take possible action on the below listed applications.

At the hour of 12:10 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4826	Fox, Kelli	A.V. Lowered (Board)
2009-6024	Wong, Danny Rui	A.V. Lowered (Board)

There being no further business, the Board, at the hour of 12:15 p.m. recessed to reconvene Monday, April 18, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Monday, April 18, 2011

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 18, 2011 To Monday, April 18, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1028
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,521,067.00
APPLICANT'S OPINION:	$71,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1434
APPLICANT:	PETITE SWAN, LLC dba PETITE AUBERGE
PARCEL NO.:	0283 016
PARCEL ADDRESS:	0863 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,508,750.00
APPLICANT'S OPINION:	$2,626,446.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1604
APPLICANT:	VAN NESS HOTEL INC., /OPAL SAN FRANCISCO
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,236,481.00
APPLICANT'S OPINION:	$7,136,817.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1605
APPLICANT:	VAN NESS HOTEL INC., /OPAL SAN FRANCISCO
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,407,161.00
APPLICANT'S OPINION:	$618,524.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1617
APPLICANT:	RISING REX LP / HOTEL REX
PARCEL NO.:	0284 010
PARCEL ADDRESS:	0562 0570 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,298,417.00
APPLICANT'S OPINION:	$14,140,950.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2720
APPLICANT:	HAASE, STEVEN
PARCEL NO.:	3776 448
PARCEL ADDRESS:	0555 04TH ST, #929
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$805,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2859
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BARKER PACIFIC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$312,120,000.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2945
APPLICANT:	BERNTSON, SARAH
PARCEL NO.:	3745 072
PARCEL ADDRESS:	0318 SPEAR ST, UNIT 5H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$768,060.00
APPLICANT'S OPINION:	$615,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2984
APPLICANT:	PETITE SWAN LLC dba WHITE SWAN HOTEL
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,610,000.00
APPLICANT'S OPINION:	$3,068,351.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3124
APPLICANT:	ONE SANSOME STREET PROPERTY LLC C/O BROADWAY
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,247,400.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3404
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 019
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,322,139.00
APPLICANT'S OPINION:	$74,586,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3406
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 020
PARCEL ADDRESS:	0050 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$90,887,495.00
APPLICANT'S OPINION:	$27,264,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3407
APPLICANT:	TEACHERS INSURANCE & ANNUITY
PARCEL NO.:	3709 006A
PARCEL ADDRESS:	0050V FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,499,591.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4623
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,064,170.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4624
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2009400246
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,708,645.00
APPLICANT'S OPINION:	$10,354,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4977
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,242,400.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4978
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 019
PARCEL ADDRESS:	0444 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,367,248.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4979
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$344,423,400.00
APPLICANT'S OPINION:	$290,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4980
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 021
PARCEL ADDRESS:	0300 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$351,311,868.00
APPLICANT'S OPINION:	$250,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4981
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,926,200.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4982
APPLICANT:	PPF OFF ONE MARITIME PLAZA, LP
PARCEL NO.:	0204 023
PARCEL ADDRESS:	0250 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,044,724.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 18, 2011, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2945	Sarah Berntson	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2720	Steven Haase	Denied (No Show)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1028	Clift Holdings, LLC	Withdrawn
2008-1434	Petite Swan, LLC	Postponed
2008-1604	Van Ness Hotel Inc	Postponed
2008-1605	Van Ness Hotel Inc	Postponed
2008-1617	Rising Rex LP/Hotel Rex	Withdrawn
2008-1994	Elevated Investors II LLC	Postponed
2009-2859	One Sansome Street Property	Postponed
2009-2984	Petite Swan LLC	Postponed
2009-3124	One Sansome Street Property	Postponed
2009-3404	Teachers Insurance & Annuity	Postponed
2009-3406	Teachers Insurance & Annuity	Postponed

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Appeal No.	Name	Disposition
2009-3407	Teachers Insurance & Annuity	Postponed
2009-4623	Clift Holdings, LLC	Postponed
2009-4624	Clift Holdings, LLC	Postponed
2009-4977	PPF OFF One Maritime Plaza, LP	Postponed
2009-4978	PPF OFF One Maritime Plaza, LP	Postponed
2009-4979	PPF OFF One Maritime Plaza, LP	Postponed
2009-4980	PPF OFF One Maritime Plaza, LP	Postponed
2009-4981	PPF OFF One Maritime Plaza, LP	Postponed
2009-4982	PPF OFF One Maritime Plaza, LP	Postponed

There being no further business, the Board, at the hour of 10:15 a.m., recessed to reconvene Thursday, April 21, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, April 22, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 20, 2011 To Wednesday, April 20, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1218
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009203052
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$9,279,116.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1220
APPLICANT:	BARCLAYS GLOBAL INVESTORS
PARCEL NO.:	2009207466
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,093,992.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1314
APPLICANT:	WINIARSKI, ANDRE
PARCEL NO.:	1657 035
PARCEL ADDRESS:	0700 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,555,500.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3780
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 599
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$895,751.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3781
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 600
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,034,065.00
APPLICANT'S OPINION:	$665,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3782
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 602
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$790,071.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3783
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 603
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$865,745.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3784
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 604
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$888,477.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3785
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 605
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$427,163.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3787
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 606
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$711,065.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3788
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 607
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$540,320.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3790
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 608
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$714,095.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3791
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 610
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$506,676.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3792
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 611
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$789,061.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3794
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 613
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$998,704.00
APPLICANT'S OPINION:	$665,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3795
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 614
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,075,993.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3796
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 615
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$979,809.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3798
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 616
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$945,359.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3799
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 617
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$943,944.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3800
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 618
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$618,216.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3801
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 621
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,097,210.00
APPLICANT'S OPINION:	$665,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3802
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 627
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,033,256.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3803
APPLICANT:	CANDLESTICK COVE, LLC
PARCEL NO.:	4991 631
PARCEL ADDRESS:	1510V SITUS TO BE ASSIGNED BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$719,349.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 20, 2011, at 1:35 p.m.

Present: Scott Spertzel, Fred Perez and McGary,

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1314	Andre Winiarski	A.V. Lowered (Board)
2009-3780	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3781	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3782	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3783	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3784	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3785	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3787	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3788	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3790	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3791	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3792	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3794	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3795	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3796	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3798	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3799	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3800	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3801	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3802	Candlestick Cove, LLC	A.V. Lowered (Assessor)
2009-3803	Candlestick Cove, LLC	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1218	Barclays Global Investors	Postponed
2009-1220	Barclays Global Investors	Postponed

There being no further business, the Board, at the hour of 2:55 p.m., recessed to reconvene Monday, April 25, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, April 25, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 21, 2011 To Thursday, April 21, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1600
APPLICANT:	PRANA ASSOCIATES TWENTY TWO LP
PARCEL NO.:	0276 017
PARCEL ADDRESS:	0920 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,595,548.00
APPLICANT'S OPINION:	$2,280,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1601
APPLICANT:	PRANA ASSOCIATES TWENTY TWO LP
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,573,274.00
APPLICANT'S OPINION:	$2,280,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1775
APPLICANT:	DUXBURY TRUST
PARCEL NO.:	0085 037
PARCEL ADDRESS:	1420 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,083,800.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1777
APPLICANT:	DUXBURY TRUST
PARCEL NO.:	0085 037
PARCEL ADDRESS:	1420 MONTGOMERY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,500,000.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2442
APPLICANT:	MONTICELLO HOTEL, LLC
PARCEL NO.:	0330 023
PARCEL ADDRESS:	0119 0139 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,473,599.00
APPLICANT'S OPINION:	$9,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0904
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009702655
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,237,109.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0905
APPLICANT:	BOUDIN PROPERTIES, INC.
PARCEL NO.:	2009200967
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$4,233,983.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1284
APPLICANT:	SAN FRANCISCO HOTEL GRP LLC
PARCEL NO.:	0261 017
PARCEL ADDRESS:	0222 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,464,994.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2929
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0276 017
PARCEL ADDRESS:	0920 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,681,800.00
APPLICANT'S OPINION:	$2,340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2931
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	0282 003
PARCEL ADDRESS:	0735 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,664,739.00
APPLICANT'S OPINION:	$2,331,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 21, 2011 at 9:30 a.m.

Present: Lawrence Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0904	Boudin Properties, Inc.	Submitted
2009-0905	Boudin Properties, Inc.	Postponed at Hearing
2009-1284	San Francisco Hotel Group LLC	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1600	Prana Associates Twenty Two	Withdrawn
2008-1601	Prana Associates Twenty Two	Postponed
2008-1775	Duxbury Trust	Withdrawn
2008-1777	Duxbury Trust	Withdrawn
2008-2442	Monticello Hotel, LLC	Postponed
2009-2929	Prana Investments	Withdrawn
2009-2931	Prana Investments	Postponed

There being no further business, the Board, at the hour of 12:50 p.m., recessed to reconvene Friday, April 22, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, April 22, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, April 22, 2011 To Friday, April 22, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1501
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$47,314,091.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2069
APPLICANT:	527 GOUGH STREET, LLC
PARCEL NO.:	0793 080
PARCEL ADDRESS:	0521 GOUGH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,047,460.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2070
APPLICANT:	527 GOUGH STREET, LLC
PARCEL NO.:	0793 080
PARCEL ADDRESS:	0521 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,089,774.00
APPLICANT'S OPINION:	$215,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2071
APPLICANT:	527 GOUGH STREET, LLC
PARCEL NO.:	0793 081
PARCEL ADDRESS:	0515 GOUGH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$570,420.00
APPLICANT'S OPINION:	$140,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2072
APPLICANT:	527 GOUGH STREET, LLC
PARCEL NO.:	0793 081
PARCEL ADDRESS:	0515 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$593,463.00
APPLICANT'S OPINION:	$140,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1721
APPLICANT:	BAUER, MARY
PARCEL NO.:	0114 034
PARCEL ADDRESS:	0375 0379 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,905,077.00
APPLICANT'S OPINION:	$1,535,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1965
APPLICANT:	KEYHANI, VAHID
PARCEL NO.:	7381 196
PARCEL ADDRESS:	0230 N LAKE MERCED HL, 3D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$610,980.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2189
APPLICANT:	SIINO, JOSEPH
PARCEL NO.:	0648 051
PARCEL ADDRESS:	1817 CALIFORNIA ST, 2H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2644
APPLICANT:	BIRCHALL, IAN
PARCEL NO.:	0490 044
PARCEL ADDRESS:	2298 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,326,000.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4274
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$48,260,372.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5165
APPLICANT:	LAI, KEN
PARCEL NO.:	1878 002N
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$349,559.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2672
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,225,578.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 22, 2011, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2069	527 Gough Street	Verbal Agreement Approved
2008-2071	527 Gough Street	Verbal Agreement Approved
2009-1965	Vahid Keyhani	A.V. Lowered by Board, but higher than Assessor recommended value
2009-2189	Joseph Siino	Denied
2009-2644	Ian Birchall	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1501	Macy Federated Dept Store	Postponed
2008-2070	527 Gough Street, LLC	Withdrawn
2008-2072	527 Gough Street, LLC	Withdrawn
2009-1721	Mary Bauer	Withdrawn
2009-4274	Macy's West, Inc.	Postponed
2009-5165	Ken Lai	Postponed
2010-2672	Macy's West, Inc.	Postponed

There being no further business, the Board, at the hour of 11:15 a.m., recessed to reconvene Monday, April 25, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, APRIL 22, 2011
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-0904
APPLICANT: BOUDIN PROPERTIES INC.
PARCEL NO.: 2009702655
PARCEL ADDRESS: 160 Jefferson St,
TOPIC: Decline in value
CURRENT ASSESSMENT: $21,237,109.00
APPLICANT'S OPINION: $14,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Possessory Interest
ROLL TYPE: Regular

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Assessment Appeals Board

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, April 22, 2011, at 11:20 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

With no public present for comment, the Board went into closed session at the hour of 11:23 a.m. to review the documents submitted by both parties, to deliberate and take possible action on the below listed application.

At the hour of 12:32 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-0904	Boudin Properties Inc.	A.V. Lowered by Board; but higher than Assessor recommended value

There being no further business, the Board, at the hour of 12:40 p.m. recessed to reconvene Monday, April 25, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, April 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, April 22, 2011 To Friday, April 22, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2296
APPLICANT:	DORBAND, MATTHEW
PARCEL NO.:	8708 111
PARCEL ADDRESS:	0235 BERRY ST, 101
TOPIC:	
CURRENT ASSESSMENT:	$1,025,834.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2539
APPLICANT:	WELLS FARGO BANK, AS TRUSTEE
PARCEL NO.:	7145 042
PARCEL ADDRESS:	0154 SEARS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$775,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2842
APPLICANT:	PARATLEY, ANITA
PARCEL NO.:	6689 017
PARCEL ADDRESS:	0281 0283 ARLINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,014,900.00
APPLICANT'S OPINION:	$905,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3047
APPLICANT:	LAU, YEUK
PARCEL NO.:	8708 053
PARCEL ADDRESS:	0255 BERRY ST, #405
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$632,672.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3078
APPLICANT:	JIRGL, STEVE
PARCEL NO.:	5529 048
PARCEL ADDRESS:	0117 PERALTA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$663,255.00
APPLICANT'S OPINION:	$623,250.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4300
APPLICANT:	CHEN, LI RONG
PARCEL NO.:	1726 006
PARCEL ADDRESS:	1235 24TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$858,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4301
APPLICANT:	CHEN, LI RONG
PARCEL NO.:	1726 006
PARCEL ADDRESS:	1235 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$815,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4308
APPLICANT:	BORIRAK-CHANYAVAT, SID
PARCEL NO.:	1468 008
PARCEL ADDRESS:	0038 SHORE VIEW AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$2,325,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, April 22, 2011, at 1:30 p.m.

Present: Donna Crowder, Richard Lee and Jeffrey Morris

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2296	Matthew Dorband	A.V. Lowered (Assessor)
2009-2539	Wells Fargo Bank. Trustee	Written Stipulation Approved
2009-2842	Anita Paratley	A.V. Lowered (Assessor)
2009-3078	Steve Jirgl	Submitted

The Board went into closed session at 2:26 p.m. to deliberate the below the listed application. At the hour of 2:42 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3078	Steve Jirgl	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3047	Yeuk Lau	Denied, No Show
2009-4300	Li Rong Chen	Denied, No Show
2009-4301	Li Rong Chen	Denied, No Show
2009-4308	Sid Borirak-Chanyavat	Denied, No Show
2009-4583	Peggy Wang	Denied, No Show

There being no further business, the Board, at the hour of 2:45 p.m. recessed to reconvene Monday, April 25, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 28, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, April 25, 2011 To Monday, April 25, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3755
APPLICANT:	GHIELMETTI, JAMES
PARCEL NO.:	0968 005
PARCEL ADDRESS:	3736 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,954,392.00
APPLICANT'S OPINION:	$4,670,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4550
APPLICANT:	TOM, MARY
PARCEL NO.:	4059 009
PARCEL ADDRESS:	2290 2298 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,030,807.00
APPLICANT'S OPINION:	$1,666,943.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4578
APPLICANT:	SANCHEZ, LAURA
PARCEL NO.:	2617 006
PARCEL ADDRESS:	0055 ASHBURY TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,787,261.00
APPLICANT'S OPINION:	$2,082,204.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4627
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4231 002
PARCEL ADDRESS:	1300 ILLINOIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,412,160.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4628
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4314 001A
PARCEL ADDRESS:	3003 3095 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,278,105.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4629
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4315 008
PARCEL ADDRESS:	3000 3RD0 ST ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,836,587.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4655
APPLICANT:	2007 S&P FAMILY TRUST
PARCEL NO.:	1462 017
PARCEL ADDRESS:	0491 30TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,252.00
APPLICANT'S OPINION:	$1,418,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4663
APPLICANT:	COOK, DAVID
PARCEL NO.:	2131A033
PARCEL ADDRESS:	2026 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,125,727.00
APPLICANT'S OPINION:	$562,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5074
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009204219
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,739,429.00
APPLICANT'S OPINION:	$1,997,697.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5075
APPLICANT:	AMERICAN MULTI-CINEMA INC.
PARCEL NO.:	2009203760
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$2,782,601.00
APPLICANT'S OPINION:	$1,343,902.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6200
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901357
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,161,967.00
APPLICANT'S OPINION:	$2,581,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6201
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901356
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,329,862.00
APPLICANT'S OPINION:	$3,165,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6202
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901355
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,394,675.00
APPLICANT'S OPINION:	$3,197,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6203
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901354
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,855,791.00
APPLICANT'S OPINION:	$1,928,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6204
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901353
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$287,961.00
APPLICANT'S OPINION:	$143,900.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6205
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901352
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$323,066.00
APPLICANT'S OPINION:	$162,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6206
APPLICANT:	AON SERVICES CORP
PARCEL NO.:	2009901351
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,990.00
APPLICANT'S OPINION:	$7,500.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, April 25, 2011, at 9:35 a.m.

Present: Scott Spertzel, Fred Perez and John McGary

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3755	James Ghielmetti	A.V.Lowered (Board)
2009-4578	Laura Sanchez	A.V.Lowered (Board)
2009-4627	William Spencer	A.V.Lowered (Assessor)
2009-4663	David Cook	A.V.Lowered (Board)
2009-6200	AON Services Corp	A.V.Lowered (Assessor)
2009-6201	AON Services Corp	A.V.Lowered (Assessor)
2009-6202	AON Services Corp	A.V.Lowered (Assessor)
2009-6203	AON Services Corp	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4550	Mary Tom	Withdrawn
2009-4628	William Spencer	Withdrawn
2009-4629	William Spencer	Withdrawn
2009-4655	2007 S&P family Trust	Postponed
2009-5074	American Multi-Cinema Inc.	Postponed
2009-5074	American Multi-Cinema Inc.	Postponed
2009-6204	AON Services Corp	Withdrawn
2009-6205	AON Services Corp	Withdrawn
2009-6206	AON Services Corp	Withdrawn

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There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Wednesday, April 27, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 27, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, April 25, 2011 To Monday, April 25, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0597
APPLICANT:	XIE, FANG
PARCEL NO.:	3728 150
PARCEL ADDRESS:	1234 HOWARD ST, 1B-4
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$660,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1182
APPLICANT:	DUARIO, DICKSON
PARCEL NO.:	6357 026
PARCEL ADDRESS:	0330 ARGONAUT AVE,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$428,436.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2298
APPLICANT:	CLARK, ROBERT
PARCEL NO.:	1507 018
PARCEL ADDRESS:	0578 38TH AVE,
TOPIC:	Amend /Correct/Verify 2009 roll value reduced by Board.
CURRENT ASSESSMENT:	$1,075,000.00
APPLICANT'S OPINION:	$915,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2407
APPLICANT:	LEE TRUST
PARCEL NO.:	3768 268
PARCEL ADDRESS:	0403 MAIN ST, 712
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2502
APPLICANT:	HOLSOPPLE, RUSSELL
PARCEL NO.:	6689 021
PARCEL ADDRESS:	0407 0409 A MIGUEL ST,
TOPIC:	Reinstate application that was previously withdrawn.
CURRENT ASSESSMENT:	$1,581,115.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3893
APPLICANT:	VAN PUTTEN, FAITH
PARCEL NO.:	5079 004
PARCEL ADDRESS:	0035 NIBBI CT,
TOPIC:	Reinstate application that was previously Denied/No show.
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$378,125.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4818
APPLICANT:	BERRY, TYLISHA
PARCEL NO.:	5409 027
PARCEL ADDRESS:	0033 REDDY ST,
TOPIC:	Legal hearing/Change in Ownership-Incorrect(Transactions Unit)
CURRENT ASSESSMENT:	$799,000.00
APPLICANT'S OPINION:	$111,464.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4935
APPLICANT:	JAINENDRA, ROHIT
PARCEL NO.:	1706 064
PARCEL ADDRESS:	1236 45TH AVE,
TOPIC:	Reinstate application that was previously Denied/No Show.
CURRENT ASSESSMENT:	$975,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5666
APPLICANT:	BERESFORD HOTEL CORP
PARCEL NO.:	1990901311
PARCEL ADDRESS:	
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$298,500.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1986
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5667
APPLICANT:	BERESFORD HOTEL CORP
PARCEL NO.:	1985026055
PARCEL ADDRESS:	
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1985
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5668
APPLICANT:	BERESFORD HOTEL CORP
PARCEL NO.:	1986900808
PARCEL ADDRESS:	
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1986
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	2ND ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5669
APPLICANT:	BERESFORD HOTEL CORP
PARCEL NO.:	1987900030
PARCEL ADDRESS:	
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1987
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5670
APPLICANT:	BERESFORD HOTEL CORP
PARCEL NO.:	1987900031
PARCEL ADDRESS:	
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$0.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	1987
APPEAL TYPE:	Penalty Assessment
ROLL TYPE:	2ND ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6048
APPLICANT:	PARK MERCED INVESTORS
PARCEL NO.:	7331 999
PARCEL ADDRESS:	3711 SITUS TO BE ASSIGNED AVE,
TOPIC:	Amend/Correct/Verify 2009 roll value reduced by Board.
CURRENT ASSESSMENT:	$112,363,124.00
APPLICANT'S OPINION:	$92,137,762.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6641
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	Jurisdiction Issue Re; Exemption/Classification.
CURRENT ASSESSMENT:	$29,550,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6642
APPLICANT:	PUBLIC POLICY INSTITUTE OF CA
PARCEL NO.:	0196 023
PARCEL ADDRESS:	0500 WASHINGTON ST,
TOPIC:	Jurisdiction Issue Re; Exemption/Classification.
CURRENT ASSESSMENT:	$34,863,034.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5195
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$35,248,040.00
APPLICANT'S OPINION:	$29,932,581.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5198
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$35,952,578.00
APPLICANT'S OPINION:	$30,530,811.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5206
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$36,671,207.00
APPLICANT'S OPINION:	$31,140,999.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5210
APPLICANT:	CULLIGAN ENTERPRISES SUBSIDIARY ONE, LP
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$37,383,127.00
APPLICANT'S OPINION:	$31,742,315.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, April 25, 2011, at 1:32 p.m.

Present: Jeffrey Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

Deputy City Attorney Marie Blits

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony on a legal challenge regarding a change in ownership and on other various administrative issues. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0579	Fang Xie	Application Reinstated
2009-1182	Dickson Duario	Application Reinstated
2009-2298	Robert Clark	Amended 2009 Roll Value
2009-2407	Lee Trust	Application Reinstated
2009-2502	Russell Holsopple	Application Reinstated
2009-3893	Faith Van Putten	Application Reinstated
2009-4818	Tylisha Berry	Continued for 2-3 weeks
2009-4935	Rohit Jainendra	Application Reinstated
2009-5666	Beresford Hotel Corp	Submitted for Timely Filing
2009-5667	Beresford Hotel Corp	Submitted for Timely Filing
2009-5668	Beresford Hotel Corp	Submitted for Timely Filing
2009-5669	Beresford Hotel Corp	Submitted for Timely Filing
2009-5670	Beresford Hotel Corp	Submitted for Timely Filing
2009-6048	Park Merced Investors	Corrected 2009 Roll Value
2009-6441	Public Policy Institute of CA	Accepted; appeal is within the jurisdiction of AAB
2009-6442	Public Policy Institute of CA	Accepted; appeal is within the jurisdiction of AAB
2010-5195	Culligan Enterprises	Accepted as Timely Filed
2010-5198	Culligan Enterprises	Accepted as Timely Filed
2010-5206	Culligan Enterprises	Accepted as Timely Filed
2010-5210	Culligan Enterprises	Accepted as Timely Filed

At the hour of 4:34 p.m. the Board went into closed session with legal counsel to discuss and deliberate the below listed applications. The Board reconvened in open session at 5:08 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5666	Beresford Hotel Corp	Not timely filed nor within the AAB jurisdiction; rejected as an invalid application
2009-5667	Beresford Hotel Corp	Same as above
2009-5668	Beresford Hotel Corp	Same as above
2009-5669	Beresford Hotel Corp	Same as above
2009-5670	Beresford Hotel Corp	Same as above

There being no further business, the Board, at the hour of 5:15 p.m., recessed to reconvene on Tuesday, April 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, April 27, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 26, 2011 To Tuesday, April 26, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0938
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$78,030,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0939
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$31,212,000.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1349
APPLICANT:	CHANG, CYNTHIA
PARCEL NO.:	3093 014
PARCEL ADDRESS:	0568 0572 MONTEREY BLVD,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1442
APPLICANT:	EISELMAN LIVING TRUST
PARCEL NO.:	3707 004
PARCEL ADDRESS:	0036 0040 02ND ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$5,617,656.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1961
APPLICANT:	WORTHINGTON TRUST
PARCEL NO.:	0950 001
PARCEL ADDRESS:	2759 BRODERICK ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$4,526,728.00
APPLICANT'S OPINION:	$2,490,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2415
APPLICANT:	PAUSTENBACH TRUST
PARCEL NO.:	1169 005
PARCEL ADDRESS:	2344 2348 FULTON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$3,329,600.00
APPLICANT'S OPINION:	$1,831,104.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2445
APPLICANT:	J F HOLDINGS LLC
PARCEL NO.:	0947 012
PARCEL ADDRESS:	2758 2760 UNION ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$2,387,063.00
APPLICANT'S OPINION:	$1,312,883.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2588
APPLICANT:	SAN FRANCISCO WATERFRONT PARTNERS
PARCEL NO.:	2009702382
PARCEL ADDRESS:	
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$51,520,608.00
APPLICANT'S OPINION:	$38,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2877
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$201,317,400.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2880
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$13,005,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2882
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2884
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4110
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4486
APPLICANT:	GREEN & UNION PROPERTIES, LP
PARCEL NO.:	1465 018
PARCEL ADDRESS:	0430 34TH AVE,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$4,429,771.00
APPLICANT'S OPINION:	$3,102,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Amended

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, April 26, 2011
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0938
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 028
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$78,030,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0939
APPLICANT:	FORWARD ONE, LLC
PARCEL NO.:	3708 029
PARCEL ADDRESS:	0071 STEVENSON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$31,212,000.00
APPLICANT'S OPINION:	$23,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1349
APPLICANT:	CHANG, CYNTHIA
PARCEL NO.:	3093 014
PARCEL ADDRESS:	0568 - 0572 MONTEREY BLVD,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$875,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1442
APPLICANT:	EISELMAN LIVING TRUST
PARCEL NO.:	3707 004
PARCEL ADDRESS:	0036 - 0040 02ND ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$5,617,656.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1961
APPLICANT:	WORTHINGTON TRUST
PARCEL NO.:	0950 001
PARCEL ADDRESS:	2759 BRODERICK ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$4,526,728.00
APPLICANT'S OPINION:	$2,490,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2415
APPLICANT:	PAUSTENBACH TRUST
PARCEL NO.:	1169 005
PARCEL ADDRESS:	2344 - 2348 FULTON ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$3,329,600.00
APPLICANT'S OPINION:	$1,831,104.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2445
APPLICANT:	J F HOLDINGS LLC
PARCEL NO.:	0947 012
PARCEL ADDRESS:	2758 - 2760 UNION ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$2,387,063.00
APPLICANT'S OPINION:	$1,312,883.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2588
APPLICANT:	SAN FRANCISCO WATERFRONT PARTNERS
PARCEL NO.:	2009702382
PARCEL ADDRESS:	
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$51,520,608.00
APPLICANT'S OPINION:	$38,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2877
APPLICANT:	50 BEALE STREET PROPERTY LLC
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$201,317,400.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2880
APPLICANT:	50 BEALE STREET PROPERTY LLC
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$13,005,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2882
APPLICANT:	50 BEALE STREET PROPERTY LLC
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2884
APPLICANT:	50 BEALE STREET PROPERTY LLC
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3554
APPLICANT:	WESTFIELD 816-818 MISSION ST, LLC
PARCEL NO.:	3705 008
PARCEL ADDRESS:	0816 - 0818 MISSION ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$9,180,000.00
APPLICANT'S OPINION:	$7,675,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4110
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4486
APPLICANT:	GREEN & UNION PROPERTIES, LP
PARCEL NO.:	1465 018
PARCEL ADDRESS:	0430 34TH AVE,
TOPIC:	To Consider Written Stipulation Agreement.
CURRENT ASSESSMENT:	$4,429,771.00
APPLICANT'S OPINION:	$3,102,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, April 26, 2011, at 1:35 p.m.

Present: Diane Robinson, Lawrence Lee and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0938	Forward One, LLC	Stipulation Approved
2009-0939	Forward One, LLC	Stipulation Approved
2009-1349	Cynthia Chang	Stipulation Approved (2 to 1 vote With Ms. Robinson dissenting)
2009-1442	Eiselman Living Trust	Stipulation Approved
2009-1961	Worthington Trust	Stipulation Approved
2009-2415	Paustenbach Trust	Stipulation Approved
2009-2445	J F Holdings LLC	Stipulation Approved
2009-2588	San Francisco Waterfront	Stipulation Approved
2009-3554	Westfield 816-818 Mission St	Stipulation Approved (2 to 1 vote With Mr. Tham dissenting)
2009-4110	Harry Miller	Stipulation Approved
2009-4486	Green & Union Properties, LP	Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2877	50 Beale Street Property LLC	Postponed
2009-2880	50 Beale Street Property LLC	Postponed
2009-2882	50 Beale Street Property LLC	Postponed
2009-2884	50 Beale Street Property LLC	Postponed

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There being no further business, the Board, at the hour of 3:55 p.m., recessed to reconvene Thursday, April 28, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, April 28, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, April 27, 2011 To Wednesday, April 27, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0236
APPLICANT:	JUAREZ, MARIO
PARCEL NO.:	3557 016
PARCEL ADDRESS:	3340 3342 16TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,593,000.00
APPLICANT'S OPINION:	$828,657.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2169
APPLICANT:	ZELLNER, CHRISTOPHER
PARCEL NO.:	1287 041
PARCEL ADDRESS:	0141 RIVOLI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,650,708.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2421
APPLICANT:	2655 BUSH LLC
PARCEL NO.:	1052 024
PARCEL ADDRESS:	2655 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,975,354.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2454
APPLICANT:	FARROKH-PARS, HOMAYOON
PARCEL NO.:	1175 072
PARCEL ADDRESS:	2001 MCALLISTER ST, 139
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$790,598.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2740
APPLICANT:	VAX, ZEEV
PARCEL NO.:	5671 032
PARCEL ADDRESS:	0321 PROSPECT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2748
APPLICANT:	ZHOU, YU
PARCEL NO.:	1875 037
PARCEL ADDRESS:	2527 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$824,160.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3645
APPLICANT:	BLANCH, HARVEY
PARCEL NO.:	8708 204
PARCEL ADDRESS:	0235 BERRY ST, 709
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,000.00
APPLICANT'S OPINION:	$783,640.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3661
APPLICANT:	FIEDLER, MARC-OLIVER
PARCEL NO.:	5544 015
PARCEL ADDRESS:	0123 MANCHESTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$581,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4207
APPLICANT:	DOYLE, JOHN
PARCEL NO.:	2987A011
PARCEL ADDRESS:	0011 SANTA MONICA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,002,496.00
APPLICANT'S OPINION:	$1,102,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4287
APPLICANT:	1401 HOWARD, LLC
PARCEL NO.:	3517 035
PARCEL ADDRESS:	1401 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,613,640.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, April 27, 2011, at 9:30 a.m.

Present: Scott Spertzel, Fred Perez and John McGary

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2421	2655 Bush LLC	Verbal Agreement Approved
2009-2454	Homayoon Farrokh-Pars	A.V. Lowered (Board)
2009-2748	Yu Zhou	A.V. Lowered (Board) by a quorum of Members McGary and Perez; Member Spertzel recused himself.
2009-3661	Marc-Oliver Fiedler	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2007 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4207	John Doyle	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2169	Christopher Zellner	Postponed
2009-0236	Mario Juarez	Postponed
2009-2740	Zeev Vax	Postponed
2009-3645	Harvey Blanch	Postponed
2009-4287	1401 Howard, LLC	Postponed

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Thursday, April 28, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on May 4, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, April 28, 2011 To Thursday, April 28, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1680
APPLICANT:	WILSON, ADAM
PARCEL NO.:	0865 013
PARCEL ADDRESS:	0056 PIERCE ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,468,394.00
APPLICANT'S OPINION:	$1,240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1725
APPLICANT:	DUBBELDAM, PIM
PARCEL NO.:	2902 026
PARCEL ADDRESS:	0151 ULLOA ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,157,700.00
APPLICANT'S OPINION:	$929,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1881
APPLICANT:	ROEHM, JOHN
PARCEL NO.:	2999 005
PARCEL ADDRESS:	0281 MOLIMO DR,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,004,700.00
APPLICANT'S OPINION:	$879,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1915
APPLICANT:	LEE, CHEOL HOON
PARCEL NO.:	0685 099
PARCEL ADDRESS:	1600 WEBSTER ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,116,900.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3178
APPLICANT:	GUPTA, SANJAY
PARCEL NO.:	3956 034
PARCEL ADDRESS:	0370 DE HARO ST, UNIT B16
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$714,164.00
APPLICANT'S OPINION:	$530,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3651
APPLICANT:	BEREZINA, VICTORIYA
PARCEL NO.:	3774 264
PARCEL ADDRESS:	0200 BRANNAN ST, #123
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$642,600.00
APPLICANT'S OPINION:	$509,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3760
APPLICANT:	WILLIAMS, JOHN
PARCEL NO.:	3978 098
PARCEL ADDRESS:	0451 KANSAS ST, #475
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$555,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3823
APPLICANT:	SULLINS, ANDREW
PARCEL NO.:	4025 017
PARCEL ADDRESS:	0633 HAMPSHIRE ST, #3
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$682,380.00
APPLICANT'S OPINION:	$501,750.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3901
APPLICANT:	ZIVIAN FAMILY TRUST
PARCEL NO.:	7534 076
PARCEL ADDRESS:	0001 TOPAZ WAY,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,248,480.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4111
APPLICANT:	DAGG, ROBERT
PARCEL NO.:	4211 031
PARCEL ADDRESS:	2725 23RD ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$976,308.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4252
APPLICANT:	WILLIAMS, JOHN
PARCEL NO.:	3978 041
PARCEL ADDRESS:	0451 KANSAS ST, #375
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$555,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4253
APPLICANT:	WILLIAMS, JOHN
PARCEL NO.:	3978 026
PARCEL ADDRESS:	0451 KANSAS ST, #351
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$555,000.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4255
APPLICANT:	WILLIAMS, JOHN
PARCEL NO.:	4153 032A
PARCEL ADDRESS:	2619 22ND ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,147,500.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4421
APPLICANT:	CRETSINGER, JULIANN
PARCEL NO.:	8708 137
PARCEL ADDRESS:	0235 BERRY ST, 310
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,018,092.00
APPLICANT'S OPINION:	$874,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4422
APPLICANT:	CRETSINGER, JULIANN
PARCEL NO.:	8708 137
PARCEL ADDRESS:	0235 BERRY ST, 310
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,059,220.00
APPLICANT'S OPINION:	$874,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5362
APPLICANT:	BANNE PETER NATHEN REVOC, LVG
PARCEL NO.:	2001 043
PARCEL ADDRESS:	1710 GREAT HWY,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$696,220.00
APPLICANT'S OPINION:	$638,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5683
APPLICANT:	RIOS JULIO EST OF
PARCEL NO.:	6469 026
PARCEL ADDRESS:	0060 GUTTENBERG ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$518,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5684
APPLICANT:	RIOS JULIO EST OF
PARCEL NO.:	6469 026
PARCEL ADDRESS:	0060 GUTTENBERG ST,
TOPIC:	To Consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$660,000.00
APPLICANT'S OPINION:	$518,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6394
APPLICANT:	BUNJAMIN, ANDREAS
PARCEL NO.:	1854 024
PARCEL ADDRESS:	1542 1546 09TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,374,326.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 28, 2011, at 9:30 a.m.

Present: Jeffrey Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeffrey Morris, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1881	John Roehm	Stipulation Approved
2009-3178	Sanjay Gupta	Stipulation Approved
2009-3651	Victoria Berezina	Stipulation Approved
2009-3760	John Williams	Stipulation Approved
2009-3823	Andrew Sullins	Stipulation Approved
2009-3901	Zivian Family Trust	Stipulation Denied
2009-4111	Robert Dagg	Stipulation Approved
2009-4252	John Williams	Stipulation Approved
2009-4253	John Williams	Stipulation Approved
2009-4255	John Williams	Stipulation Denied
2009-4421	Juliann Cretsinger	Stipulation Approved
2009-4422	Juliann Cretsinger	Stipulation Denied
2009-5683	Estate of Julio Rios	Stipulation Approved
2009-5684	Estate of Julio Rios	Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1680	Adam Wilson	Postponed
2009-1725	Pim Dubbeldam	Postponed
2009-1915	Cheol Hoon Lee	Postponed
2009-5362	Banne Peter Nathen Revoc Lv	Postponed
2009-6394	Andreas Bunjamin	Postponed

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There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Monday, May 2, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on May 3, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, APRIL 28, 2011
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to discuss, deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-4356

APPLICANT:	OROPEZA, MARIA
PARCEL NO.:	3652 003
PARCEL ADDRESS:	0130 VICKSBURG ST,
TOPIC:	Legal issues regarding change in wvnership
CURRENT ASSESSMENT:	$1,111,772.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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B. APPLICATION: 2010-5313

APPLICANT:	CAFFERKEY, FRANK
PARCEL NO.:	4329 018
PARCEL ADDRESS:	2550 CESAR CHAVEZ ST,
TOPIC:	To consider accepting as timely filed.
CURRENT ASSESSMENT:	$2,437,777.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

C. APPLICATION: 2010-5437

APPLICANT:	HO, JESSICA
PARCEL NO.:	1378 035
PARCEL ADDRESS:	1725 LAKE ST,
TOPIC:	To consider acccpting as timely filed.
CURRENT ASSESSMENT:	$1,699,561.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, April 28, 2011, at 12:07 p.m.

Present: Jeffrey Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Jeffrey Morris, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 12:10 p.m. to consult with legal counsel and deliberate issues raised at the March 16, 2011 administrative hearing on the below listed applications.

At the hour of 1:28 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4356	Maria Oropeza	The Board ruled the February 2005 change in ownership was a 75% reassessable event; valuation hearing to be scheduled at a later date.
2010-5313	Frank Cafferkey	Accepted as timely filed for 2010/2011 regular assessment only.
2010-5437	Jessica Ho	Accepted as timely filed for 2008/2009 supplemental assessment.

There being no further business, the Board, at the hour of 1:32 p.m. recessed to reconvene on Monday, May 2, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on May 3, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, April 28, 2011 To Thursday, April 28, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0123
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$1,305,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0244
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0245
APPLICANT:	STILL, NURITH
PARCEL NO.:	2650 014
PARCEL ADDRESS:	4400 4402 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,080,800.00
APPLICANT'S OPINION:	$1,058,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0272
APPLICANT:	SARGENT, DIANE
PARCEL NO.:	1415 007
PARCEL ADDRESS:	0275 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0382
APPLICANT:	BELL, PHILLIP
PARCEL NO.:	7015 036
PARCEL ADDRESS:	0954 CAPITOL AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$351,298.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2004
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0383
APPLICANT:	BELL, PHILLIP
PARCEL NO.:	7015 036
PARCEL ADDRESS:	0954 CAPITOL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$358,664.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0384
APPLICANT:	BELL, PHILLIP
PARCEL NO.:	7015 036
PARCEL ADDRESS:	0954 CAPITOL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,836.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0385
APPLICANT:	BELL, PHILLIP
PARCEL NO.:	7015 036
PARCEL ADDRESS:	0954 CAPITOL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$373,152.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2643
APPLICANT:	CHEN REVOCABLE LIVING TRUST
PARCEL NO.:	7264 011
PARCEL ADDRESS:	0130 HAVENSIDE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,551.00
APPLICANT'S OPINION:	$765,400.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2669
APPLICANT:	LIM, AMOS
PARCEL NO.:	2164 020A
PARCEL ADDRESS:	2054 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2797
APPLICANT:	JOHNSON, RYAN
PARCEL NO.:	2481 015
PARCEL ADDRESS:	2686 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$905,760.00
APPLICANT'S OPINION:	$852,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, April 28, 2011, at 1:30 p.m.

Present: Diane Robinson, John McGary and Joseph Tham

Quorum present

Chairperson: Joseph Tham, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0382	Phillip Bell	Verbal Stipulation Approved
2009-0383	Phillip Bell	Verbal Stipulation Approved
2009-0384	Phillip Bell	Verbal Stipulation Approved
2009-0385	Phillip Bell	Verbal Stipulation Approved
2009-2643	Chen Revocable Living Trust	A.V. Lowered (Assessor)
2009-2669	Amos Lim	Denied
2009-2797	Ryan Johnson	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0123	Diane Sargent	Postponed
2009-0244	Nurith Still	Postponed
2009-0245	Nurith Still	Postponed
2009-0272	Diane Sargent	Postponed

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene Wednesday, May 4, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 02, 2011 To Monday, May 02, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3296
APPLICANT:	VNO PATSON VAN NESS HOLDINGS, LLC
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$42,806,794.00
APPLICANT'S OPINION:	$13,212,296.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3297
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0811 022
PARCEL ADDRESS:	0150 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,482,376.00
APPLICANT'S OPINION:	$1,944,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3298
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 014
PARCEL ADDRESS:	0150 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,811,742.00
APPLICANT'S OPINION:	$8,142,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3299
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 015
PARCEL ADDRESS:	0155 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,409,146.00
APPLICANT'S OPINION:	$1,922,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3429
APPLICANT:	THOR 760M LLC
PARCEL NO.:	0328 001
PARCEL ADDRESS:	0760 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,195,059.00
APPLICANT'S OPINION:	$21,657,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5137
APPLICANT:	JAPAN CENTER KABUKI I LLC
PARCEL NO.:	0701 001
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,554,518.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5138
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 017
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,402,238.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5139
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 018
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,863,024.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5140
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 019
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$562,956.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5141
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 020
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$604,657.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5142
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO.:	0700 007
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,121.00
APPLICANT'S OPINION:	$1,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5143
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO.:	0700 008
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,550.00
APPLICANT'S OPINION:	$7,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5144
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO.:	0700 009
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,138,711.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5145
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO.:	0700 010
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$636,724.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5146
APPLICANT:	JAPAN CENTER WEST ASSOCIATES, LP
PARCEL NO.:	0700 012
PARCEL ADDRESS:	0011 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$518,929.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5147
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 024
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,957.00
APPLICANT'S OPINION:	$5,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5148
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 026
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,957.00
APPLICANT'S OPINION:	$5,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5149
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 025
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,916.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5150
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 027
PARCEL ADDRESS:	0022 PEACE PLZ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,146,328.00
APPLICANT'S OPINION:	$10,002,890.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5151
APPLICANT:	JAPAN CENTER EAST ASSOCS LP
PARCEL NO.:	0700 031
PARCEL ADDRESS:	0022 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$424,483.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5152
APPLICANT:	JAPAN CENTER KABUKI I LLC
PARCEL NO.:	0701 002
PARCEL ADDRESS:	1881 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,548,978.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5882
APPLICANT:	WESTFIELD METREON, LLC
PARCEL NO.:	2009980033
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$75,480,000.00
APPLICANT'S OPINION:	$37,740,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5883
APPLICANT:	WESTFIELD METREON, LLC
PARCEL NO.:	2009980034
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$76,989,600.00
APPLICANT'S OPINION:	$38,494,800.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 2, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5138	Japan Center Hotel Associates	Continued
2009-5139	Japan Center Hotel Associates	Continued
2009-5140	Japan Center Hotel Associates	Continued
2009-5141	Japan Center Hotel Associates	Continued

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3296	VNO Patson Van Ness Holdings	Postponed
2009-3297	VNO Patson Van Ness Holdings	Postponed
2009-3298	VNO Patson Van Ness Holdings	Postponed
2009-3299	VNO Patson Van Ness Holdings	Postponed
2009-3429	Thor 760M LLC	Postponed
2009-5137	Japan Center Kabuki LLC	Withdrawn
2009-5142	Japan Center West Associates,	Withdrawn
2009-5143	Japan Center West Associates,	Withdrawn
2009-5144	Japan Center West Associates,	Withdrawn
2009-5145	Japan Center West Associates,	Withdrawn
2009-5146	Japan Center West Associates,	Withdrawn
2009-5147	Japan Center East Assocs LP	Withdrawn
2009-5148	Japan Center East Assocs LP	Withdrawn

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2009-5149	Japan Center East Assocs LP	Withdrawn
2009-5150	Japan Center East Assocs LP	Withdrawn
2009-5151	Japan Center East Assocs LP	Withdrawn
2009-5152	Japan Center Kabuki LLC	Withdrewn
2009-5882	Westfield Metreon, LLC	Postponed
2009-5883	Westfield Metreon, LLC	Postponed

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Tuesday, May 3, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on May 03, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 03, 2011 To Tuesday, May 03, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3301
APPLICANT:	WFC HOLDINGS CORP
PARCEL NO.:	0636 018A
PARCEL ADDRESS:	2100 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,250,405.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3377
APPLICANT:	WFC HOLDINGS CORP
PARCEL NO.:	0312 006
PARCEL ADDRESS:	0744 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,887,048.00
APPLICANT'S OPINION:	$2,666,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3380
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,814,624.00
APPLICANT'S OPINION:	$1,744,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3387
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 012
PARCEL ADDRESS:	0369 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,066,645.00
APPLICANT'S OPINION:	$3,920,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3389
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 013
PARCEL ADDRESS:	0002 PETRARCH PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$458,290.00
APPLICANT'S OPINION:	$137,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3390
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 014
PARCEL ADDRESS:	0353 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$896,765.00
APPLICANT'S OPINION:	$269,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3391
APPLICANT:	SIC-369 PINE, LLC
PARCEL NO.:	0268 015
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,741.00
APPLICANT'S OPINION:	$44,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3392
APPLICANT:	SANSOME & PACIFIC INVS LLC
PARCEL NO.:	0175 029
PARCEL ADDRESS:	0755 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,839,332.00
APPLICANT'S OPINION:	$4,152,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3394
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,291,804.00
APPLICANT'S OPINION:	$4,287,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3403
APPLICANT:	945 ASSOCIATES LLC
PARCEL NO.:	3780 079
PARCEL ADDRESS:	0945 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,240,000.00
APPLICANT'S OPINION:	$3,672,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3807
APPLICANT:	ANDERSON, PHILLIP
PARCEL NO.:	3793 149
PARCEL ADDRESS:	0088 KING ST, #719
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$858,330.00
APPLICANT'S OPINION:	$635,942.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3833
APPLICANT:	140 PARTNERS LLC
PARCEL NO.:	3722 003
PARCEL ADDRESS:	0132 0140 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,489,663.00
APPLICANT'S OPINION:	$6,570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3859
APPLICANT:	KIRKWOOD, JOHN
PARCEL NO.:	0552 044
PARCEL ADDRESS:	1667 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,326,984.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3887
APPLICANT:	LARSON FAMILY TRUST
PARCEL NO.:	3706 263
PARCEL ADDRESS:	0765 MARKET ST, #PH3B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,309,527.00
APPLICANT'S OPINION:	$5,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3895
APPLICANT:	ERIVES, MICHAEL
PARCEL NO.:	0466A033
PARCEL ADDRESS:	0175 ALHAMBRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,428,974.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3964
APPLICANT:	TOMKINS, MILLICENT
PARCEL NO.:	0530 017
PARCEL ADDRESS:	1884 1886 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,249,760.00
APPLICANT'S OPINION:	$1,687,320.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 3, 2011, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3833	140 Partners LLC	A.V. Lowered (Board)
2009-3859	John Kirkwood	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3807	Phillip Anderson	Denied-No Show
2009-3887	Larson Family Trust	Denied-No Show
2009-3895	Michael Erives	Denied-No Show
2009-3964	Millicent Tomkins	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3301	WFC Holdings Corp	Withdrawn
2009-3377	WFC Holdings Corp	Withdrawn
2009-3380	Wells Fargo (Lessee)	Withdrawn
2009-3387	SIC-369 Pine, LLC	Postponed
2009-3389	SIC-369 Pine, LLC	Postponed
2009-3390	SIC-369 Pine, LLC	Postponed
2009-3391	SIC-369 Pine, LLC	Postponed

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Appeal No.	Name	Disposition
2009-3392	Sansome & Pacific Invs LLC	Withdrawn
2009-3394	274 Brannan JV LLC	Postponed
2009-3403	945 Associates LLC	Postponed

There being no further business, the Board, at the hour of 10:55 a.m., recessed to reconvene Thursday, May 5, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 5, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, May 04, 2011 To Wednesday, May 04, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1315
APPLICANT:	ZIMMERMAN, DANIEL
PARCEL NO.:	2961A043
PARCEL ADDRESS:	0945 ROCKDALE DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,032,750.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2526
APPLICANT:	EDFORS, WAYNE
PARCEL NO.:	2799 042
PARCEL ADDRESS:	0049 HOPKINS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,006,656.00
APPLICANT'S OPINION:	$655,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3625
APPLICANT:	WU, CHI WAI
PARCEL NO.:	7251 046
PARCEL ADDRESS:	0012 MIDDLEFIELD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$916,384.00
APPLICANT'S OPINION:	$670,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3813
APPLICANT:	MYERS, OLGA
PARCEL NO.:	1783 029
PARCEL ADDRESS:	1334 29TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$865,980.00
APPLICANT'S OPINION:	$747,120.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3850
APPLICANT:	KOSMOWSKI, ERON
PARCEL NO.:	0991 049
PARCEL ADDRESS:	3953 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,627,010.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4406
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,560,000.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4407
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,890,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4408
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 003
PARCEL ADDRESS:	0025 DIVISION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,022,732.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4409
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3912 001
PARCEL ADDRESS:	0045 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,005,683.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4423
APPLICANT:	AU, SAMMY
PARCEL NO.:	1808 006
PARCEL ADDRESS:	1431 45TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$572,576.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4424
APPLICANT:	AU, SAMMY
PARCEL NO.:	1808 006
PARCEL ADDRESS:	1431 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$611,228.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4487
APPLICANT:	LEVINSON FAMILY REVOC TRUST
PARCEL NO.:	3570 046
PARCEL ADDRESS:	0135 CAPP ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,100,000.00
APPLICANT'S OPINION:	$1,529,388.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4488
APPLICANT:	LEVINSON FAMILY REVOC TRUST
PARCEL NO.:	3570 046
PARCEL ADDRESS:	0135 CAPP ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,185,560.00
APPLICANT'S OPINION:	$1,530,108.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4587
APPLICANT:	15 CASTENADA AVE, LLC
PARCEL NO.:	2819 038
PARCEL ADDRESS:	0015 CASTENADA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,136,553.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4633
APPLICANT:	BERTOLINA, RICHARD
PARCEL NO.:	1463 059
PARCEL ADDRESS:	0440 32ND AVE,
TOPIC:	Classification of Property in Incorrect
CURRENT ASSESSMENT:	$352,871.00
APPLICANT'S OPINION:	$135,852.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 4, 2011, at 9:35 a.m.

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Present: Scott Spertzel, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2526	Wayne Edfors	A.V.Lowered (Board)
2009-3625	Chi Wai Wu	A.V.Lowered (Board)
2009-3813	Olga Myers	A.V.Lowered (Board)
2009-3850	Eron Kosmowski	A.V.Lowered (Board)
2009-4488	Levinson Family Revoc Trust	Stipulation Approved, decided by quorum of Ms. Mendoza and Mr. Perez

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1315	Daniel Zimmerman	Denied-No Show (Decided by quorum of Ms. Mendoza and Mr. Perez)
2009-4423	Sammy Au	Denied-No Show
2009-4424	Sammy Au	Denied-No Show
2009-4587	15 Castenada Ave	Denied-No Show (Decided by quorum of Ms. Mendoza and Mr. Perez)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4406	Doheny Vidovich Partners	Postponed
2009-4407	Doheny Vidovich Partners	Postponed
2009-4408	Doheny Vidovich Partners	Postponed
2009-4409	Doheny Vidovich Partners	Postponed
2009-4487	Levinson Family Revoc Trust	Withdrawn
2009-4633	Richard Bertolina	Postponed

There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Monday, May 9, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 09, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, MAY 5, 2011
12:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review documents submitted by the parties, to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-1255
APPLICANT: TAYLOR, MICHAEL
PARCEL NO.: 3789 576
PARCEL ADDRESS: 0219 BRANNAN ST, #7C
TOPIC: Decline in Value
CURRENT ASSESSMENT: $753,780.00
APPLICANT'S OPINION: $600,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

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B. APPLICATION: 2009-1327
APPLICANT: BUENO DE MESQUITA, BRUCE
PARCEL NO.: 1372 041
PARCEL ADDRESS: 0104 FUNSTON AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $2,861,100.00
APPLICANT'S OPINION: $2,000,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

C. APPLICATION: 2009-2297
APPLICANT: KHAZANOV, OLEG
PARCEL NO.: 6423 209
PARCEL ADDRESS: 0112 STONERIDGE LN,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $560,000.00
APPLICANT'S OPINION: $460,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

D. APPLICATION: 2009-2308
APPLICANT: CHOU, LILLIAN
PARCEL NO.: 2053 008
PARCEL ADDRESS: 1843 16TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,634,471.00
APPLICANT'S OPINION: $1,119,897.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

E. APPLICATION: 2009-2330
APPLICANT: ZAVVARI, HOSSEIN
PARCEL NO.: 6997 007
PARCEL ADDRESS: 0363 BYXBEE ST,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $672,000.00
APPLICANT'S OPINION: $545,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

F. APPLICATION: 2009-2863
APPLICANT: NAJEEB, SYD
PARCEL NO.: 4973 027
PARCEL ADDRESS: 0850 JAMESTOWN AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $550,000.00
APPLICANT'S OPINION: $350,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE
Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, May 5, 2011, at 12:00 p.m.

Present: Scott Spertzel, Margaret Ruxton and John McGary

Quorum present

Chairperson: Scott Spertzel, Presiding

With no public present for comment, the Board went into closed session at the hour of 12:03 p.m. to review documents submitted by the parties, to deliberate and take possible action on the below listed applications.

At the hour of 12:45 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1255	Taylor, Michael	Denied
2009-1327	Bueno De Mesquita, Bruce	A.V.Lowered (Board)
2009-2297	Khazanov, Oleg	A.V.Lowered (Board)
2009-2308	Chou, Lillian	A.V.Lowered (Board)
2009-2330	Zavvari, Hossein	A.V.Lowered (Board)
2009-2863	Najeeb, Syd	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 12:50 p.m. recessed to reconvene Monday, May 9, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 09, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 05, 2011 To Thursday, May 05, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3986
APPLICANT:	PERRY, ANNETTE
PARCEL NO.:	0274 002
PARCEL ADDRESS:	0729 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,515,777.00
APPLICANT'S OPINION:	$1,383,677.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3987
APPLICANT:	PERRY, ANNETTE
PARCEL NO.:	1221 002
PARCEL ADDRESS:	0125 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$809,566.00
APPLICANT'S OPINION:	$747,918.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3988
APPLICANT:	PERRY, ANNETTE
PARCEL NO.:	0187 024
PARCEL ADDRESS:	1456 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$936,158.00
APPLICANT'S OPINION:	$832,373.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3998
APPLICANT:	PAN, THERESA
PARCEL NO.:	3730 004
PARCEL ADDRESS:	0230 07TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,926,468.00
APPLICANT'S OPINION:	$3,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4008
APPLICANT:	SOUTH BEACH PARTNERS, LLC
PARCEL NO.:	3774 026
PARCEL ADDRESS:	0270 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,979,328.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4011
APPLICANT:	WILLIAMS, WILLIAM
PARCEL NO.:	3784 097
PARCEL ADDRESS:	5000 LUCERNE ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$600,000.00
APPLICANT'S OPINION:	$480,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4017
APPLICANT:	HARRINGTON, LINDA
PARCEL NO.:	0762 289
PARCEL ADDRESS:	0601 VAN NESS AVE, #808
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,700.00
APPLICANT'S OPINION:	$315,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4154
APPLICANT:	LEE, MORGAN
PARCEL NO.:	0594 004G
PARCEL ADDRESS:	1789 1795 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,800,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4184
APPLICANT:	BOWLING, RICHARD
PARCEL NO.:	3721 082
PARCEL ADDRESS:	0545 0547 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,845,132.00
APPLICANT'S OPINION:	$3,231,960.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4230
APPLICANT:	MAITA, STEVEN
PARCEL NO.:	3706 205
PARCEL ADDRESS:	0765 MARKET ST, # 31H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,579,606.00
APPLICANT'S OPINION:	$869,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4324
APPLICANT:	REDMON, WILLIAM
PARCEL NO.:	0027 051
PARCEL ADDRESS:	0770 0774 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,423,452.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4404
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,966,000.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4405
APPLICANT:	LEE, SHING KIT
PARCEL NO.:	0269 005
PARCEL ADDRESS:	0011 BELDEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,760,402.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 5, 2011, at 1:37 p.m.

Present: Gregory Blaine, Lawrence Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3998	Theresa Pan	Verbal Stipulation Approved
2009-4008	South Beach Partners LLC	Verbal Stipulation Approved
2009-4017	Linda Harrington	A.V. Lowered (Assessor)
2009-4184	Richard Bowling	Verbal Stipulation Approved
2009-4324	William Redmon	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3987	Annette Perry	Denied-No Show
2009-3988	Annette Perry	Denied-No Show
2009-4404	Shing Kit Lee	Postponed
2009-4405	Shing Kit Lee	Postponed

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3986	Annette Perry	Withdrawn
2009-4154	Morgan Lee	Withdrawn
2009-4230	Steven Maita	Withdrawn

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There being no further business, the Board, at the hour of 3:10 recessed to reconvene Friday, May 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 09, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 06, 2011 To Friday, May 06, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2108
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$52,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2109
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$130,000,000.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2110
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$78,000,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2186
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$40,733,502.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2187
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,833,516.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2188
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,100,059.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2189
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$41,548,173.00
APPLICANT'S OPINION:	$32,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2190
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,870,187.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2191
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,322,061.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3420
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 015
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,100,800.00
APPLICANT'S OPINION:	$24,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3421
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 016
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$135,252,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3422
APPLICANT:	METROPOLITAN TOWER LIFE INS CO
PARCEL NO.:	3709 017
PARCEL ADDRESS:	0425 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,151,200.00
APPLICANT'S OPINION:	$36,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3423
APPLICANT:	SUTTER INVESTORS
PARCEL NO.:	0288 029
PARCEL ADDRESS:	0222 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,166,600.00
APPLICANT'S OPINION:	$9,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3424
APPLICANT:	SUTTER INVESTORS
PARCEL NO.:	0288 010
PARCEL ADDRESS:	0180 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,741,943.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3425
APPLICANT:	SUTTER INVESTORS
PARCEL NO.:	0288 011
PARCEL ADDRESS:	0220 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,400.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6390
APPLICANT:	WALTON KEARNY/SUTTER INVESTORS V
PARCEL NO.:	0288 010
PARCEL ADDRESS:	0180 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$19,600,000.00
APPLICANT'S OPINION:	$11,200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6391
APPLICANT:	WALTON KEARNY/SUTTER INVESTORS V
PARCEL NO.:	0288 011
PARCEL ADDRESS:	0220 KEARNY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$9,100,000.00
APPLICANT'S OPINION:	$5,200,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6392
APPLICANT:	WALTON KEARNY/SUTTER INVESTORS V
PARCEL NO.:	0288 029
PARCEL ADDRESS:	0222 KEARNY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$23,820,000.00
APPLICANT'S OPINION:	$13,600,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, May 6, 2011, at 9:52 a.m.

Present: Lawrence Lee, Mark Watts and Richard Lee

Quorum present

Chairperson: Lawrence Lee, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3423	Sutter Investors	Verbal Stipulation Approved
2009-3424	Sutter Investors	Verbal Stipulation Approved
2009-3425	Sutter Investors	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application(s):

Appeal No.	Name	Disposition
2008-2108	Metropolitan Tower Life Ins.	Postponed
2008-2109	Metropolitan Tower Life Ins.	Postponed
2008-2110	Metropolitan Tower Life Ins.	Postponed
2008-2186	Metropolitan Tower Life Ins.	Postponed
2008-2187	Metropolitan Tower Life Ins.	Postponed
2008-2188	Metropolitan Tower Life Ins.	Postponed
2008-2189	Metropolitan Tower Life Ins.	Postponed
2008-2190	Metropolitan Tower Life Ins.	Postponed
2008-2191	Metropolitan Tower Life Ins.	Postponed
2009-3420	Metropolitan Tower Life Ins.	Postponed
2009-3421	Metropolitan Tower Life Ins.	Postponed
2008-3422	Metropolitan Tower Life Ins.	Postponed
2009-6390	Walton Kearny/Sutter Invest	Withdrawn
2009-6391	Walton Kearny/Sutter Invest	Withdrawn
2009-6392	Walton Kearny/Sutter Invest	Withdrawn

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There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Monday, May 9, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 09, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, May 09, 2011 To Monday, May 09, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2459
APPLICANT:	CURLEY, DAVID
PARCEL NO.:	1468 004
PARCEL ADDRESS:	0014 SHORE VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,448,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2675
APPLICANT:	MANDEL, WILLIAM
PARCEL NO.:	4004 024
PARCEL ADDRESS:	0251 ARKANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$879,240.00
APPLICANT'S OPINION:	$456,491.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2956
APPLICANT:	BASZILE, NATALIE
PARCEL NO.:	1365 028
PARCEL ADDRESS:	0144 06TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,597,054.00
APPLICANT'S OPINION:	$878,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3577
APPLICANT:	LEE, MICHAEL
PARCEL NO.:	1629 045
PARCEL ADDRESS:	1422 CABRILLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,065,000.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4638
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	7255 002
PARCEL ADDRESS:	1595 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,608,854.00
APPLICANT'S OPINION:	$12,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4639
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,922,092.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4640
APPLICANT:	SAVE MART SUPERMARKETS
PARCEL NO.:	1175 168
PARCEL ADDRESS:	1750 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,068,174.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4654
APPLICANT:	YINMING INVESTMENT CO.
PARCEL NO.:	1442 047
PARCEL ADDRESS:	0320 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,663,660.00
APPLICANT'S OPINION:	$2,302,832.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4772
APPLICANT:	CHAN, MEI LI
PARCEL NO.:	2633 015
PARCEL ADDRESS:	0321 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$810,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4783
APPLICANT:	MCFADDEN, JAMES
PARCEL NO.:	3647 021
PARCEL ADDRESS:	0271 0273 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$927,381.00
APPLICANT'S OPINION:	$726,671.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4786
APPLICANT:	MARKELS, JAN
PARCEL NO.:	6175 034
PARCEL ADDRESS:	1171 GOETTINGEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$605,077.00
APPLICANT'S OPINION:	$512,077.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4787
APPLICANT:	POTRERO HEIGHTS/RHODE ISLAND
PARCEL NO.:	4073 026
PARCEL ADDRESS:	0740 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,948,648.00
APPLICANT'S OPINION:	$4,082,634.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4792
APPLICANT:	LIM, YU SING
PARCEL NO.:	1438 024
PARCEL ADDRESS:	0368 7TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,788,607.00
APPLICANT'S OPINION:	$983,733.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4793
APPLICANT:	WADE, JUDY
PARCEL NO.:	1333 036
PARCEL ADDRESS:	0247 0251 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,326,837.00
APPLICANT'S OPINION:	$1,829,759.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4804
APPLICANT:	UNITED ASSOCIATION OF JOURNEYM
PARCEL NO.:	5434B004
PARCEL ADDRESS:	2660 NEWHALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,781,925.00
APPLICANT'S OPINION:	$1,530,058.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 9, 2011, at 9:30 a.m.

Present: Scott Spertzel, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2459	David Curley	A.V.Lowered (Board)
2009-2675	William Mandel	A.V.Lowered (Board), Decided by quorum of Ms. Mendoza and Mr. Perez
2009-3577	Michael Lee	A.V.Lowered (Board)
2009-4783	James McFadden	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4772	Mei Li Chan	Denied-No Show
2009-4786	Jan Markels	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-2956	Natalie Baszile	Withdrawn
2009-4638	Save Mart Supermarkets	Postponed
2009-4639	Avalon Golden Gate LLC	Postponed
2009-4640	Save Mart Supermarkets	Postponed
2009-4654	Yinming Investment Co.	Postponed
2009-4787	Potrero Heights/Rhode Island	Postponed
2009-4792	Yu Sing Lim	Withdrawn
2009-4793	Judy Wade	Withdrawn
2009-4804	United Association of Journey	Withdrawn

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Wednesday, May 18, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 10, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
MONDAY, MAY 9, 2011
11:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to review documents submitted by the parties, to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-1140
APPLICANT: XU, XIAO JUAN
PARCEL NO.: 1637 025
PARCEL ADDRESS: 0650 8TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $1,642,609.00
APPLICANT'S OPINION: $828,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: ESCAPE

B. APPLICATION: 2009-1188
APPLICANT: NGUYEN, TRUC
PARCEL NO.: 2115 027
PARCEL ADDRESS: 1964 20TH AVE,
TOPIC: Decline in Value
CURRENT ASSESSMENT: $769,374.00
APPLICANT'S OPINION: $625,000.00
TAXABLE YEAR: 2009
APPEAL TYPE: Real Property
ROLL TYPE: REGULAR

DATE POSTED
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Assessment Appeals Board

GOVERNMENT
DOCUMENTS DEPT

MAY - 9 2011

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C. APPLICATION: 2009-1670

APPLICANT:	TSAI, JENNIE
PARCEL NO.:	1550 042
PARCEL ADDRESS:	0534 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,075,663.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2009-1674

APPLICANT:	SGROI, MICHAEL
PARCEL NO.:	4101 086
PARCEL ADDRESS:	0025 SIERRA EAST ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$914,510.00
APPLICANT'S OPINION:	$765,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E. APPLICATION: 2009-1730

APPLICANT:	BENCHER, KEITH
PARCEL NO.:	6543 039
PARCEL ADDRESS:	4509B 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

F. APPLICATION: 2009-2039

APPLICANT:	ENG, ALBERT
PARCEL NO.:	4217 008
PARCEL ADDRESS:	1260 - 1262 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,291,339.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 09, 2011 To Monday, May 09, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3381
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3724 071
PARCEL ADDRESS:	0155 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$51,438,508.00
APPLICANT'S OPINION:	$15,431,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3382
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	3724 073
PARCEL ADDRESS:	0155 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$170,120.00
APPLICANT'S OPINION:	$51,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4475
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3777 045
PARCEL ADDRESS:	0598 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,308,800.00
APPLICANT'S OPINION:	$3,650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4476
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	4346 002
PARCEL ADDRESS:	2000 MARIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,659,448.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4477
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	4347 010
PARCEL ADDRESS:	1901 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,312,933.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4478
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	4349 016
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,441,164.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4479
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3725 006
PARCEL ADDRESS:	0190 05TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$323,656.00
APPLICANT'S OPINION:	$127,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4480
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3725 042
PARCEL ADDRESS:	0430 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$827,605.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4481
APPLICANT:	HEARST CORPORATION
PARCEL NO.:	3725 076
PARCEL ADDRESS:	0447 0449 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,270,130.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5631
APPLICANT:	1221 JONES LLC
PARCEL NO.:	0220 036
PARCEL ADDRESS:	1221 JONES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$37,500,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5632
APPLICANT:	1221 JONES LLC
PARCEL NO.:	0220 036
PARCEL ADDRESS:	1221 JONES ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$37,500,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5654
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 141
PARCEL ADDRESS:	3620 19TH ST, #C-41
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$830,541.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5655
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 141
PARCEL ADDRESS:	3620 19TH ST, #C-41
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$834,140.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5656
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 121
PARCEL ADDRESS:	3620 19TH ST, #C-40
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$403,216.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5657
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 121
PARCEL ADDRESS:	3620 19TH ST, #C-40
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$404,963.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5658
APPLICANT:	THE MEWS AT NINETEENTH & OAKWOOD, LLC
PARCEL NO.:	3587 110
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$22,118,271.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5705
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$30,500,000.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5706
APPLICANT:	VNO PATSON CANNERY LP
PARCEL NO.:	0010 001
PARCEL ADDRESS:	2801 LEAVENWORTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$30,500,000.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 9, 2011, at 1:35 p.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5654	The Mews At Nineteenth & Oak	A.V.Lowered (Assessor)
2009-5656	The Mews At Nineteenth & Oak	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4475	Hearst Corporation	Denied-No Show
2009-4476	Hearst Corporation	Denied-No Show
2009-4477	Hearst Corporation	Denied-No Show
2009-4478	Hearst Corporation	Denied-No Show
2009-4479	Hearst Corporation	Denied-No Show
2009-4480	Hearst Corporation	Denied-No Show
2009-4481	Hearst Corporation	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-3381	Wells Fargo (Lessee)	Withdrawn
2009-3382	Wells Fargo (Lessee)	Withdrawn
2009-5631	1221 Jones LLC	Withdrawn
2009-5632	1221 Jones LLC	Withdrawn
2009-5655	The Mews At Nineteenth & Oak	Withdrawn
2009-5657	The Mews At Nineteenth & Oak	Withdrawn
2009-5658	The Mews At Nineteenth & Oak	Withdrawn
2009-5705	VNO Patson Cannery LP	Postponed
2009-5706	VNO Patson Cannery LP	Postponed

There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Tuesday, May 10, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 10, 2011

Phone: (415) 554-6778
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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 10, 2011 To Tuesday, May 10, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2212
APPLICANT:	100 SPEAR ST. OWNERS CORP.
PARCEL NO.:	3717 001
PARCEL ADDRESS:	0100 SPEAR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$99,892,804.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3288
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$168,963,000.00
APPLICANT'S OPINION:	$82,825,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3289
APPLICANT:	GLENBOROUGH SAN FRANCISCO, LLC
PARCEL NO.:	3720 008
PARCEL ADDRESS:	0400 4000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$172,342,260.00
APPLICANT'S OPINION:	$61,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4625
APPLICANT:	LINCOLN 455 MARKET ST.
PARCEL NO.:	3709 011
PARCEL ADDRESS:	0021 0029 01ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,176,525.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4626
APPLICANT:	MARKET & 1ST STREET INVESTORS
PARCEL NO.:	3709 012
PARCEL ADDRESS:	0455 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,645,964.00
APPLICANT'S OPINION:	$88,992,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6209
APPLICANT:	BLACKHAWK PARENT, LLC c/o EQUITY PROPERTY TAX GROUP
PARCEL NO.:	2006300243
PARCEL ADDRESS:	
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$206,400,000.00
APPLICANT'S OPINION:	$161,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6210
APPLICANT:	BLACKHAWK PARENT, LLC c/o EQUITY PROPERTY TAX GROUP
PARCEL NO.:	2009980036
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$210,528,000.00
APPLICANT'S OPINION:	$155,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6211
APPLICANT:	BLACKHAWK PARENT, LLC c/o EQUITY PROPERTY TAX GROUP
PARCEL NO.:	2009980035
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$214,738,560.00
APPLICANT'S OPINION:	$140,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 10, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-2212	100 Spear Street Owners Corp.	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3288	Glenborough San Francisco	Postponed
2009-3289	Glenborough San Francisco	Postponed
2009-4625	Lincoln 455 Market St.	Withdrawn
2009-4626	Market & 1st street Investors	Withdrawn
2009-6209	Blackhawk Parent, LLC	Postponed
2009-6210	Blackhawk Parent, LLC	Postponed
2009-6211	Blackhawk Parent, LLC	Postponed

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There being no further business, the Board, at the hour of 11:20 a.m., recessed to reconvene Wednesday, May 11, 2011at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 11, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, MAY 10, 2011
3:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session to review documents submitted by the parties, to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

   A. APPLICATION: 2009-1140

APPLICANT:	XU, XIAO JUAN
PARCEL NO.:	1637 025
PARCEL ADDRESS:	0650 8TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,040,000.00
APPLICANT'S OPINION:	$828,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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B. APPLICATION: 2009-1188

APPLICANT:	NGUYEN, TRUC
PARCEL NO.:	2115 027
PARCEL ADDRESS:	1964 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$784,760.00
APPLICANT'S OPINION:	$625,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2009-1670

APPLICANT:	TSAI, JENNIE
PARCEL NO.:	1550 042
PARCEL ADDRESS:	0534 08TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,075,663.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2009-1674

APPLICANT:	SGROI, MICHAEL
PARCEL NO.:	4101 086
PARCEL ADDRESS:	0025 SIERRA EAST ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$914,510.00
APPLICANT'S OPINION:	$765,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

E. APPLICATION: 2009-1730

APPLICANT:	BENCHER, KEITH
PARCEL NO.:	6543 039
PARCEL ADDRESS:	4509B 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,220,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

F. APPLICATION: 2009-2039

APPLICANT:	ENG, ALBERT
PARCEL NO.:	4217 008
PARCEL ADDRESS:	1260 - 1262 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,291,339.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, May 10, 2011, at 3:00 p.m.

Present: Margaret Ruxton, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

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With no public present for comment, the Board went into closed session at the hour of 3:05 p.m. to review documents submitted by the parties, to deliberate and take possible action on the below listed applications.

At the hour of 4:00 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1140	Xu, Xiao Juan	A.V. Lowered (Board)
2009-1188	Nguyen, Truc	A.V. Lowered (Board)
2009-1670	Tsai, Jennie	A.V. Lowered (Assessor)
2009-1674	Sgroi, Michael	A.V. Lowered (Board)
2009-1730	Bencher, Keith	A.V. Lowered (Board)
2009-2039	Eng, Albert	A.V. Lowered (Assessor)

There being no further business, the Board, at the hour of 4:05 p.m. recessed to reconvene Wednesday, May 18, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, May 18, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 11, 2011 To Wednesday, May 11, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2908
APPLICANT:	LINCOLN PO FBOP LTD PARTNERS
PARCEL NO.:	2009701195
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,803,499.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2909
APPLICANT:	LINCOLN PO FBOP LTD PARTNERS
PARCEL NO.:	2009701196
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,523,750.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2910
APPLICANT:	LINCOLN PO FBOP LTD PARTNERS
PARCEL NO.:	2009702039
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,382,198.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2911
APPLICANT:	LINCOLN PO FBOP LTD PARTNERS
PARCEL NO.:	0037 003
PARCEL ADDRESS:	0050 0000 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,973,845.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2912
APPLICANT:	LINCOLN PO FBOP LTD PARTNERS
PARCEL NO.:	0037 004
PARCEL ADDRESS:	1950 0000 KEARNY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,883,064.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3025
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 0000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,473,199.00
APPLICANT'S OPINION:	$46,390,137.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3401
APPLICANT:	SIC 501 SECOND STREET, LLC
PARCEL NO.:	3774 067
PARCEL ADDRESS:	0501 0000 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,611,271.00
APPLICANT'S OPINION:	$18,782,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4838
APPLICANT:	ELPF/SUTTER HOLDINGS, LLC
PARCEL NO.:	0292 001
PARCEL ADDRESS:	0111 0000 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$80,965,924.00
APPLICANT'S OPINION:	$40,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5599
APPLICANT:	FAIRFIELD RESORTS INC
PARCEL NO.:	0282 022
PARCEL ADDRESS:	0750 0000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,810,000.00
APPLICANT'S OPINION:	$35,775,607.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 11, 2011, at 1:30 p.m.

Present: Diane Robinson, Lawrence Lee and Mark Watts

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4838	ELPF/Sutter Holdings, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2908	Lincoln PO FBOP Ltd Partners	Withdrawn
2009-2909	Lincoln PO FBOP Ltd Partners	Withdrawn
2009-2910	Lincoln PO FBOP Ltd Partners	Withdrawn
2009-2911	Lincoln PO FBOP Ltd Partners	Withdrawn
2009-2912	Lincoln PO FBOP Ltd Partners	Withdrawn
2009-3025	Fairfield Resorts Inc.	Postponed
2009-3401	Sic 501 Second Street, LLC	Postponed
2009-5599	Fairfield Resorts Inc.	Postponed

There being no further business, the Board, at the hour of 2:35 p.m., recessed to reconvene Thursday, May 12, 2011at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board May 13, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 12, 2011 To Thursday, May 12, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1575
APPLICANT:	WARWICK CALIFORNIA CORPORATION
PARCEL NO.:	0306 011
PARCEL ADDRESS:	0484 0486 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,332,071.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3906
APPLICANT:	FANG DA PROPERTIES, INC & BUSH STREET LLC
PARCEL NO.:	0271 055
PARCEL ADDRESS:	0570 BUSH ST, UNIT 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,517,654.00
APPLICANT'S OPINION:	$911,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4120
APPLICANT:	GOKEL CORP
PARCEL NO.:	0673 008
PARCEL ADDRESS:	1590 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,507,793.00
APPLICANT'S OPINION:	$1,379,286.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4483
APPLICANT:	SETO, JEAN
PARCEL NO.:	0606 016
PARCEL ADDRESS:	2576 2580 WASHINGTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,600,000.00
APPLICANT'S OPINION:	$1,931,396.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4484
APPLICANT:	SETO, JEAN
PARCEL NO.:	0606 016
PARCEL ADDRESS:	2576 2580 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,759,138.00
APPLICANT'S OPINION:	$1,931,396.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4619
APPLICANT:	CORNEJO, LOUIS
PARCEL NO.:	0821 025
PARCEL ADDRESS:	0897 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,014,379.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4636
APPLICANT:	MENCONI, STEVEN
PARCEL NO.:	0466A058
PARCEL ADDRESS:	0125 ALHAMBRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,131,670.00
APPLICANT'S OPINION:	$933,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4653
APPLICANT:	2007 S&P FAMILY TRUST
PARCEL NO.:	0210A010
PARCEL ADDRESS:	0950 STOCKTON ST, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$338,537.00
APPLICANT'S OPINION:	$260,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4750
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 002
PARCEL ADDRESS:	1801 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,121,200.00
APPLICANT'S OPINION:	$2,583,660.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4751
APPLICANT:	VAN NESS CAPITAL GROUP, LLC
PARCEL NO.:	0618 001A
PARCEL ADDRESS:	0P00 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,601,000.00
APPLICANT'S OPINION:	$1,215,840.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4764
APPLICANT:	LUNDGREN, DANIELLE
PARCEL NO.:	0149 079
PARCEL ADDRESS:	0971 VALLEJO ST, 79
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,320.00
APPLICANT'S OPINION:	$700,160.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4773
APPLICANT:	WALKER, SHERRI
PARCEL NO.:	0086 021
PARCEL ADDRESS:	1451 MONTGOMERY ST, 8
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,300,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5080
APPLICANT:	BURBANK, FRED
PARCEL NO.:	0166 066
PARCEL ADDRESS:	0733 FRONT ST, #603
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,708,100.00
APPLICANT'S OPINION:	$1,489,455.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 12, 2011, at 9:45 a.m.

Present: Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4619	Louis Cornejo	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4483	Jean Seto	Denied-No Show
2009-4484	Jean Seto	Denied-No Show
2009-4773	Sherri Walker	Denied-No Show
2009-5080	Fred Burbank	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1575	Warwick California Corporation	Postponed
2008-1576	Warwick California Corporation	Postponed
2009-3434	Warwick California Corporation	Postponed
2009-3435	Warwick California Corporation	Postponed
2009-3903	Fang Da Properties, Inc & Bush	Withdrawn
2009-3904	Fang Da Properties, Inc & Bush	Withdrawn
2009-3905	Fang Da Properties, Inc & Bush	Withdrawn

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Appeal No.	Name	Disposition
2009-3906	Fang Da Properties, Inc & Bush	Withdrawn
2009-4120	Gokel Corp	Withdrawn
2009-4636	Steven Menconi	Withdrawn
2009-4653	2007 S&P Family Trust	Postponed
2009-4750	Van Ness Capital Group, LLC	Postponed
2009-4751	Van Ness Capital Group, LLC	Postponed
2009-4764	Danielle Lundgren	Withdrawn

There being no further business, the Board, at the hour of 10:46 a.m., recessed to reconvene Friday, May 13, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board Thursday, May 19, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 13, 2011 To Friday, May 13, 2011
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1994
APPLICANT:	ELEVATED INVESTORS II LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	
CURRENT ASSESSMENT:	$60,496,094.00
APPLICANT'S OPINION:	$21,725,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, May 13, 2011, at 1:40 p.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 supplemental assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-1994	Elevated Investors II, LLC	Continued; parties to provide additional documents by 6/13/11

There being no further business, the Board, at the hour of 3:20 p.m., recessed to reconvene Monday, May 16, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 17, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 16, 2011 To Monday, May 16, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5067
APPLICANT:	ARG REVOCABLE TRUST
PARCEL NO.:	0805 008
PARCEL ADDRESS:	0710 0714 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,526,940.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5070
APPLICANT:	ONE TIMBERLAKE, INC.
PARCEL NO.:	3721 014
PARCEL ADDRESS:	0530 0532 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,611,238.00
APPLICANT'S OPINION:	$3,310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5071
APPLICANT:	KAP INVESTMENTS LLC
PARCEL NO.:	0543 029
PARCEL ADDRESS:	1847 1849 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,692,625.00
APPLICANT'S OPINION:	$1,202,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5072
APPLICANT:	KAP INVESTMENTS LLC
PARCEL NO.:	0515 008
PARCEL ADDRESS:	3115 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,393,897.00
APPLICANT'S OPINION:	$1,013,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5113
APPLICANT:	KO, JACKIE
PARCEL NO.:	0226 012
PARCEL ADDRESS:	0732 0734 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,478,262.00
APPLICANT'S OPINION:	$1,047,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5117
APPLICANT:	RIDGEGATE APARTMENTS, INC.
PARCEL NO.:	3729 081
PARCEL ADDRESS:	0209 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,335,698.00
APPLICANT'S OPINION:	$1,655,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5118
APPLICANT:	CAPISTRANO GARDEN INVEST INC
PARCEL NO.:	0195 001
PARCEL ADDRESS:	0735 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,422,964.00
APPLICANT'S OPINION:	$5,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5123
APPLICANT:	PERRY, ANNETTE
PARCEL NO.:	0804 010
PARCEL ADDRESS:	0840 0842 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,865,260.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5125
APPLICANT:	MUNA, RAJA
PARCEL NO.:	3732 068
PARCEL ADDRESS:	0456 0458 CLEMENTINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,580,000.00
APPLICANT'S OPINION:	$1,130,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5129
APPLICANT:	KAP INVESTMENTS LLC
PARCEL NO.:	0544 016
PARCEL ADDRESS:	2764 OCTAVIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,338,052.00
APPLICANT'S OPINION:	$1,636,636.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5130
APPLICANT:	KAP INVESTMENTS LLC
PARCEL NO.:	0544 017
PARCEL ADDRESS:	1787 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,060,780.00
APPLICANT'S OPINION:	$742,552.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5131
APPLICANT:	KAP INVESTMENTS LLC
PARCEL NO.:	0544 018
PARCEL ADDRESS:	1799 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,513,404.00
APPLICANT'S OPINION:	$1,759,386.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5133
APPLICANT:	HARIRI, FRANK
PARCEL NO.:	0106 014
PARCEL ADDRESS:	0288 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,273,094.00
APPLICANT'S OPINION:	$1,605,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 16, 2011 To Monday, May 16, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4802
APPLICANT:	KALTHOFF FAMILY REVOCABLE TRUST
PARCEL NO.:	0121A045
PARCEL ADDRESS:	1070 GREEN ST, 1702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,233,220.00
APPLICANT'S OPINION:	$1,017,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4803
APPLICANT:	FLYNN, RUSSELL 1990 REV. TRUST
PARCEL NO.:	0072 023
PARCEL ADDRESS:	1040 GREENWICH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,627,197.00
APPLICANT'S OPINION:	$3,646,179.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4807
APPLICANT:	KIMMEL, ROBERT
PARCEL NO.:	0551 006
PARCEL ADDRESS:	1606 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,530,556.00
APPLICANT'S OPINION:	$1,392,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4809
APPLICANT:	TOY REAL ESTATE INVESTMENT CO. I LLC
PARCEL NO.:	3721 025
PARCEL ADDRESS:	0171 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,361,329.00
APPLICANT'S OPINION:	$2,148,540.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4811
APPLICANT:	WEST LANE ASSOCIATES, LLC
PARCEL NO.:	0581 002
PARCEL ADDRESS:	2555 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,243,794.00
APPLICANT'S OPINION:	$2,098,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4812
APPLICANT:	LEWIS, ROBERT
PARCEL NO.:	0124 056
PARCEL ADDRESS:	1362 VALLEJO ST, D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,044,336.00
APPLICANT'S OPINION:	$418,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4839
APPLICANT:	GRAHAM, ANAFLOR
PARCEL NO.:	0311 076
PARCEL ADDRESS:	0690 MARKET ST, #1504
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,852,292.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5156
APPLICANT:	TREW, RAY
PARCEL NO.:	5663 033
PARCEL ADDRESS:	0319 MOULTRIE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$772,000.00
APPLICANT'S OPINION:	$673,020.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5462
APPLICANT:	KOZEL, LEESA
PARCEL NO.:	0126 027
PARCEL ADDRESS:	1033 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,044,696.00
APPLICANT'S OPINION:	$1,218,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 16, 2011, at 1:35 p.m.

Present: Lawrence Lee, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5133	Frank Hariri	Postponed from morning session; rescheduled to afternoon; Verbal Stipulation Approved
2009-5156	Ray Trew	Submitted on legal issue regarding change in ownership

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4802	Kalthoff Family Revocable Trust	Withdrawn
2009-4803	Flynn, Russell 1990 Rev. Trust	Withdrawn
2009-4807	Robert Kimmel	Withdrawn
2009-4809	Toy Real Estate Investment Co	Withdrawn
2009-4811	West Lane Associates, LLC	Withdrawn
2009-4812	Robert Lewis	Withdrawn
2009-4839	Anaflor Graham	Postponed
2009-5462	Leesa Kozel	Withdrawn

There being no further business, the Board, at the hour of 2:38 p.m., recessed to reconvene Tuesday, May 17, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 23, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 17, 2011 To Tuesday, May 17, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4782
APPLICANT:	OLIVER FAMILY LIVING TRUST
PARCEL NO.:	3774 185
PARCEL ADDRESS:	0301 BRYANT ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,637,401.00
APPLICANT'S OPINION:	$901,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4798
APPLICANT:	GOLDEN GATE & FILLMORE ASSOCIATES
PARCEL NO.:	0755 002
PARCEL ADDRESS:	1101 1123 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,426,985.00
APPLICANT'S OPINION:	$1,884,841.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4799
APPLICANT:	McALPIN APARTMENTS, LLC
PARCEL NO.:	0285 003
PARCEL ADDRESS:	0427 0439 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,721,795.00
APPLICANT'S OPINION:	$3,146,987.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4800
APPLICANT:	FLYNN, DENNIS TRUST 1998
PARCEL NO.:	0277 006A
PARCEL ADDRESS:	1106 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,645,061.00
APPLICANT'S OPINION:	$3,655,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4801
APPLICANT:	BENDA, KENNETH REVOCABLE TRUST
PARCEL NO.:	0224 066
PARCEL ADDRESS:	0010 MILLER PL, 1801
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,047,262.00
APPLICANT'S OPINION:	$864,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4995
APPLICANT:	LEGACY 972 LLC
PARCEL NO.:	3752 394
PARCEL ADDRESS:	0821 FOLSOM ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,485,690.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5024
APPLICANT:	SMITH, CANDICE
PARCEL NO.:	0843 019
PARCEL ADDRESS:	0438 0440 STEINER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,903,928.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5059
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	0805 020
PARCEL ADDRESS:	0610 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,112,796.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5062
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	3732 062
PARCEL ADDRESS:	0436 CLEMENTINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,404,152.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5065
APPLICANT:	580 PACIFIC LLC
PARCEL NO.:	0163 010
PARCEL ADDRESS:	0580 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,047,942.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5066
APPLICANT:	ARG REVOCABLE TRUST
PARCEL NO.:	0528 008
PARCEL ADDRESS:	1662 1664 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,236,858.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 17, 2011, at 9:30 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

A71
"2
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Appeal No.	Name	Disposition
2009-5024	Candice Smith	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4782	Oliver Family Living Trust	Withdrawn
2009-4798	Golden Gate & Fillmore Assoc.	Withdrawn
2009-4799	McAlpin Apartments, LLC	Withdrawn
2009-4800	Flynn, Dennis Trust 1998	Withdrawn
2009-4801	Benda, Kenneth Revocable Trust	Withdrawn
2009-4995	Legacy 972 LLC	Withdrawn
2009-5059	Raul Arriaza	Withdrawn
2009-5062	Raul Arriaza	Withdrawn
2009-5065	580 Pacific LLC	Withdrawn
2009-5066	ARG Revocable Trust	Withdrawn

There being no further business, the Board, at the hour of 9:52 a.m., recessed to reconvene Thursday, May 19, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 23, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, May 18, 2011 To Wednesday, May 18, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3645
APPLICANT:	BLANCH, HARVEY
PARCEL NO.:	8708 204
PARCEL ADDRESS:	0235 BERRY ST, 709
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,025,000.00
APPLICANT'S OPINION:	$783,640.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4091
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 046
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$597,822.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4093
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 047
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$325,308.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4094
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 048
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$463,836.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4096
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 049
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$674,466.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4097
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 050
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$565,462.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4098
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 051
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$539,914.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4100
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 052
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$556,946.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4101
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 053
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$560,350.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4103
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 054
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$598,960.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4104
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 055
PARCEL ADDRESS:	1117 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,930.00
APPLICANT'S OPINION:	$198,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4105
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 056
PARCEL ADDRESS:	1125 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$341,774.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4106
APPLICANT:	ABRAMOV, VLADIMIR
PARCEL NO.:	6944 057
PARCEL ADDRESS:	1125 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$222,550.00
APPLICANT'S OPINION:	$198,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4831
APPLICANT:	LIN, CHYONG YAU
PARCEL NO.:	7172 003
PARCEL ADDRESS:	1V00 HEAD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$382,029.00
APPLICANT'S OPINION:	$220,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4851
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	3639 002
PARCEL ADDRESS:	2652 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,016,294.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4912
APPLICANT:	MOSSER, CHARLES ESTATE OF
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,089,823.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4918
APPLICANT:	FAIN, ALEXANDER
PARCEL NO.:	1429 001
PARCEL ADDRESS:	0203 0205 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,785,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, May 18, 2011, at 9:35 a.m.

Present: Louisa Mendosa, Fred Perez and John McGary

Quorum present

Chairperson: Louisa Mendosa, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3645	Harvey Blanch	A.V.Lowered (Assessor)
2009-4831	Chyong Yau Lin	A.V.Lowered (Board)
2009-4851	John O'Connor	Verbal Stipulation Approved
2009-4918	Alexander Fain	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4091	Vladimir Abramov	Withdrawn
2009-4093	Vladimir Abramov	Withdrawn
2009-4094	Vladimir Abramov	Withdrawn
2009-4096	Vladimir Abramov	Withdrawn
2009-4097	Vladimir Abramov	Withdrawn
2009-4098	Vladimir Abramov	Withdrawn
2009-4100	Vladimir Abramov	Withdrawn
2009-4101	Vladimir Abramov	Withdrawn
2009-4103	Vladimir Abramov	Withdrawn
2009-4104	Vladimir Abramov	Withdrawn
2009-4105	Vladimir Abramov	Withdrawn
2009-4106	Vladimir Abramov	Withdrawn
2009-4912	Mosser, Charles Estate of	Postponed

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There being no further business, the Board, at the hour of 11:30 a.m., recessed to reconvene Monday, May 23, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 23, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, May 19, 2011 To Thursday, May 19, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1702
APPLICANT:	N.B. GREEN STREET PROPERTIES, LLC
PARCEL NO.:	0116 019
PARCEL ADDRESS:	0560 0562 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,133.00
APPLICANT'S OPINION:	$1,310,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4871
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 064
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, C1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,550,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4872
APPLICANT:	VINCENTI, FLAVIO
PARCEL NO.:	3707 065
PARCEL ADDRESS:	0074 NEW MONTGOMERY ST, C2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4888
APPLICANT:	CHAPMAN, RANDALL
PARCEL NO.:	0280 027
PARCEL ADDRESS:	1145 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,888,950.00
APPLICANT'S OPINION:	$1,325,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4910
APPLICANT:	640 CLAY STREET, LLC
PARCEL NO.:	0276 014
PARCEL ADDRESS:	1060 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,275,359.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4911
APPLICANT:	915 FOLSOM STREET, LLC
PARCEL NO.:	0323 023
PARCEL ADDRESS:	0545 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,577,024.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4915
APPLICANT:	WRK 2004 TRUST
PARCEL NO.:	0175 005
PARCEL ADDRESS:	0408 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,558,062.00
APPLICANT'S OPINION:	$1,080,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4922
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	0842 029
PARCEL ADDRESS:	0625 0629 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,394,454.00
APPLICANT'S OPINION:	$1,250,326.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4970
APPLICANT:	CROSSETT, DEEDEE
PARCEL NO.:	3754 040
PARCEL ADDRESS:	1067 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,788,510.00
APPLICANT'S OPINION:	$2,083,680.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5571
APPLICANT:	LAU, BO KAM
PARCEL NO.:	2031 017
PARCEL ADDRESS:	1778 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$569,240.00
APPLICANT'S OPINION:	$338,496.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 19, 2011, at 1:30 p.m.

Present: Gregory Blaine, Lawrence Lee and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took the matters under submission and, at 2:38 p.m. went into closed session to deliberate.

At the hour of 3:05 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4922	Khavul Family 2000 Rev Trust	A.V. Lowered (Assessor)
2009-4970	Deedee Crossett	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1702	NB Green Street Properties	Withdrawn
2009-4871	Flavio Vincenti	Withdrawn
2009-4872	Flavio Vincenti	Withdrawn
2009-4888	Randall Chapman	Withdrawn
2009-4910	640 Clay Street, LLC	Postponed
2009-4911	915 Folsom Street, LLC	Postponed
2009-4915	WRK 2004 Trust	Withdrawn
2009-5571	Bo Kam Lau	Withdrawn

There being no further business, the Board, at the hour of 3:12 p.m., recessed to reconvene Friday, May 20, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, May 23, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

SPECIAL HEARING

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 3 Hearing
Room 406, City Hall
Friday, May 20, 2011 To Friday, May 20, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4081
APPLICANT:	COX, ALGERNON
PARCEL NO.:	5961 041
PARCEL ADDRESS:	0139 VALMAR TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$385,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4082
APPLICANT:	MENDOZA, LOUISA
PARCEL NO.:	5428F018
PARCEL ADDRESS:	0088 ORSI CIR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,000.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of the Special Alternate Panel for Assessment Appeals Board Number 3 for the City and County of San Francisco on Friday, May 20, 2011, at 9:38 a.m.

Present: Alternate Board Members from Alameda County
Manuel Faria, Andrew Frank and William Pegg

Quorum present

Chairperson: Andrew Frank, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took the matters under submission and, at 2:38 p.m. went into closed session to deliberate.

At the hour of 3:05 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4081	Algernon Cox	Verbal Stipulation Approved
2009-4082	Louisa Mendoza	Application Denied

There being no further business, the Special Alternate Panel for the Assessment Appeals Board adjourned at the hour of 12:08 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Administrator on May 24, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, May 20, 2011 To Friday, May 20, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1501
APPLICANT:	MACYS c/o FEDERATED DEPT. STORES
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$47,314,091.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4274
APPLICANT:	MACY'S WEST, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$48,260,372.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6649
APPLICANT:	BLOOMINGDALES, INC / EMPORIUM DEVELOPMENT LLC
PARCEL NO.:	3705 051
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$146,886,280.00
APPLICANT'S OPINION:	$78,408,941.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6650
APPLICANT:	BLOOMINGDALES, INC / EMPORIUM DEVELOPMENT LLC
PARCEL NO.:	3705 051
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$149,824,003.00
APPLICANT'S OPINION:	$78,977,120.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6651
APPLICANT:	BLOOMINGDALES, INC / EMPORIUM DEVELOPMENT LLC
PARCEL NO.:	3705 051
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$152,820,481.00
APPLICANT'S OPINION:	$79,556,662.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1872
APPLICANT:	BLOOMINGDALES, INC / EMPORIUM DEVELOPMENT LLC
PARCEL NO.:	3705 051
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$145,351,903.00
APPLICANT'S OPINION:	$111,488,888.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2669
APPLICANT:	BLOOMINGDALES, INC / EMPORIUM DEVELOPMENT LLC
PARCEL NO.:	3705 051
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$152,458,294.00
APPLICANT'S OPINION:	$79,486,611.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2672
APPLICANT:	MACY'S WEST STORES, INC.
PARCEL NO.:	7295 004
PARCEL ADDRESS:	3251 20TH AVE,
TOPIC:	Pre-Hearing Conference
CURRENT ASSESSMENT:	$49,225,578.00
APPLICANT'S OPINION:	$21,525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
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San Francisco, CA 94102-4697

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Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, May 23, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2034
APPLICANT:	POPJEVALO, PETER
PARCEL NO.:	3520 084
PARCEL ADDRESS:	0360 10TH ST, #5
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$755,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2458
APPLICANT:	LEE JOHN TRUST
PARCEL NO.:	3548 059
PARCEL ADDRESS:	0233 - 0237 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,591,812.00
APPLICANT'S OPINION:	$875,496.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3069
APPLICANT:	CHAN, JENNY
PARCEL NO.:	1365 011
PARCEL ADDRESS:	0191 05TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,548,154.00
APPLICANT'S OPINION:	$1,160,965.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4753
APPLICANT:	LAKTIONOV, DMITRI
PARCEL NO.:	2993 090
PARCEL ADDRESS:	2870 CRESTA VISTA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,360.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4942
APPLICANT:	1238 SUTTER STREET LLC
PARCEL NO.:	5211 032
PARCEL ADDRESS:	3450 03RD ST, 2A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,491,908.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4943
APPLICANT:	1238 SUTTER STREET LLC
PARCEL NO.:	5211 033
PARCEL ADDRESS:	3450 03RD ST, 2B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,309,740.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4944
APPLICANT:	TENNESSEE PROPERTIES, LLC
PARCEL NO.:	4107 001B
PARCEL ADDRESS:	0950 TENNESSEE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,435,201.00
APPLICANT'S OPINION:	$1,761,974.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4967
APPLICANT:	WINKLER, TIM
PARCEL NO.:	2449 028
PARCEL ADDRESS:	2682 - 2686 GREAT HWY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,271,579.00
APPLICANT'S OPINION:	$1,068,126.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5085
APPLICANT:	MCGRATH, THOMAS
PARCEL NO.:	4096 109
PARCEL ADDRESS:	0746V CAROLINA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$395,352.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5577
APPLICANT:	CARROLL, RITA
PARCEL NO.:	2765 002
PARCEL ADDRESS:	0030 WORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$694,923.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5638
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	1154 006C
PARCEL ADDRESS:	1616 GOLDEN GATE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,800,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5639
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	1154 006C
PARCEL ADDRESS:	1616 GOLDEN GATE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,800,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5640
APPLICANT:	REF SF PROPERTIES LLC
PARCEL NO.:	1154 006C
PARCEL ADDRESS:	1616 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,856,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, May 23, 2011, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2034	Peter Popjevalo	A.V.Lowered (Board)
2009-4753	Dmitri Laktionov	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2458	Lee John Trust	Postponed
2009-3069	Jenny Chan	Withdrawn
2009-4942	1238 Sutter Street LLC	Withdrawn
2009-4943	1238 Sutter Street LLC	Withdrawn
2009-4944	Tennessee Properties, LLC	Withdrawn
2009-4967	Tim Winkler	Withdrawn
2009-5085	Thomas McGrath	Withdrawn
2009-5577	Rita Carroll	Postponed
2009-5638	REF SF Properties LLC	Withdrawn
2009-5639	REF SF Properties LLC	Withdrawn
2009-5640	REF SF Properties LLC	Withdrawn

There being no further business, the Board, at the hour of 11:45 a.m. recessed to reconvene Thursday, May 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 26, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, May 23, 2011
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1606
APPLICANT:	MISSION & STEUART HOTEL PARTNERS dba HOTEL VITALE
PARCEL NO.:	2008702397
PARCEL ADDRESS:	,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,488,856.00
APPLICANT'S OPINION:	$53,258,518.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2116
APPLICANT:	LAUREL SPE, LLC dba THE LAUREL INN
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$11,918,021.00
APPLICANT'S OPINION:	$9,918,021.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2117
APPLICANT:	LAUREL SPE, LLC dba THE LAUREL INN
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,063,230.00
APPLICANT'S OPINION:	$10,063,230.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2118
APPLICANT:	LAUREL SPE, LLC dba THE LAUREL INN
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,613,328.00
APPLICANT'S OPINION:	$10,613,328.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2441
APPLICANT:	CARTWRIGHT HOTEL CO LLC
PARCEL NO.:	0284 006
PARCEL ADDRESS:	0524 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,586,016.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1190
APPLICANT:	WAI, JOHN
PARCEL NO.:	0125 021
PARCEL ADDRESS:	1111 - 1133 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,852.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2977
APPLICANT:	SCHWENSIU PROPERTY, LTD dba ORCHARD HOTEL
PARCEL NO.:	0285 012
PARCEL ADDRESS:	0665 - 0675 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,467,528.00
APPLICANT'S OPINION:	$10,251,167.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2979
APPLICANT:	SCHWENSIU PROPERTY, LTD dba ORCHARD HOTEL
PARCEL NO.:	0285 011
PARCEL ADDRESS:	0665 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,851,072.00
APPLICANT'S OPINION:	$3,433,818.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2989
APPLICANT:	LAUREL SPE
PARCEL NO.:	1022 026
PARCEL ADDRESS:	0488 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,016,620.00
APPLICANT'S OPINION:	$7,777,732.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6461
APPLICANT:	LEE, SALLY
PARCEL NO.:	0985 020
PARCEL ADDRESS:	3325 JACKSON ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$3,770,000.00
APPLICANT'S OPINION:	$2,860,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, May 23, 2011, at 1:39 p.m.

Present: Diane Robinson, Greg Blaine and Mark Watts

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2441	Cartwright Hotel Co, LLC	Verbal Stipulation Approved
2009-2977	Schwensiu Property, LTD	Verbal Stipulation Approved
2009-2979	Schwensiu Property, LTD	Verbal Stipulation Approved
2009-2989	Laurel SPE, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1606	Mission & Steuart Hotel Partners	Withdrawn
2008-2116	Laurel SPE, LLC	Withdrawn
2008-2117	Laurel SPE, LLC	Withdrawn
2008-2118	Laurel SPE, LLC	Withdrawn
2009-1190	John Wai	Postponed
2009-6461	Sally Lee	Withdrawn

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Tuesday, May 24, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 24, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 24, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1529
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,729,714.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1530
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$43,615,648.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1595
APPLICANT:	SEB IMMOBILIEN-INVESTMENT GMBH
PARCEL NO.:	0289 001
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,508,720.00
APPLICANT'S OPINION:	$47,754,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1596
APPLICANT:	SEB IMMOBILIEN-INVESTMENT GMBH
PARCEL NO.:	0289 007
PARCEL ADDRESS:	0225 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,223,352.00
APPLICANT'S OPINION:	$36,611,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1880
APPLICANT:	SPEYER, TISHMAN
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,656,000.00
APPLICANT'S OPINION:	$71,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2124
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,599,800.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2125
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,249,400.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2126
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,399,400.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2127
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$10,800,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2128
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,599,800.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2129
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,249,400.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2130
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,399,400.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2131
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,800,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2132
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL	1525 0000 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,711,796.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2133
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,354,388.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2134
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,607,388.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2135
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,016,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2136
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,826,031.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2137
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,461,475.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2138
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,819,535.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2428
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$95,279,364.00
APPLICANT'S OPINION:	$66,966,715.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

23) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2429
APPLICANT:	MARRIOTT INTERNATIONAL, INC.
PARCEL NO.:	0297 028
PARCEL ADDRESS:	0500 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$88,910,466.00
APPLICANT'S OPINION:	$60,031,563.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2859
APPLICANT:	ONE SANSOME STREET PROPERTY LLC
PARCEL NO.:	0289 004
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	To consider written stipulation agreement.
CURRENT ASSESSMENT:	$312,120,000.00
APPLICANT'S OPINION:	$150,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3124
APPLICANT:	ONE SANSOME STREET PROPERTY LLC
PARCEL NO.:	0289 003
PARCEL ADDRESS:	0001 SANSOME ST,
TOPIC:	To consider written stipulation agreement.
CURRENT ASSESSMENT:	$19,247,400.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3928
APPLICANT:	CANIHAN, JODY
PARCEL NO.:	0417A005
PARCEL ADDRESS:	0485 MARINA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,419,062.00
APPLICANT'S OPINION:	$3,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4620
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 007
PARCEL ADDRESS:	2800 LEAVENWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$60,573,815.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4621
APPLICANT:	ANCHORAGE HOLDINGS, LP
PARCEL NO.:	0011 008
PARCEL ADDRESS:	0500 BEACH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$44,487,960.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, May 24, 2011, at 9:30 a.m.

Present: Diane Robinson, Scott Spertzel and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2124	Amerco Real Estate Company	Verbal Stipulation Approved
2008-2125	Amerco Real Estate Company	Verbal Stipulation Approved
2008-2126	Amerco Real Estate Company	Verbal Stipulation Approved
2008-2127	Amerco Real Estate Company	Verbal Stipulation Approved
2009-2859	One Sansome Street Property	Verbal Stipulation Approved
2009-3124	One Sansome Street Property	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-1529	Anchorage Holdings, LP	Withdrawn
2008-1530	Anchorage Holdings, LP	Withdrawn
2008-1595	SEB Immobilien-Investment Gm	Withdrawn
2008-1596	SEB Immobilien-Investment Gm	Withdrawn
2008-1880	Tishman Speyer	Postponed
2008-2128	Amerco Real Estate Company	Withdrawn
2008-2129	Amerco Real Estate Company	Withdrawn
2008-2130	Amerco Real Estate Company	Withdrawn

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2008-2131	Amerco Real Estate Company	Withdrawn
2008-2132	Amerco Real Estate Company	Withdrawn
2008-2133	Amerco Real Estate Company	Withdrawn
2008-2134	Amerco Real Estate Company	Withdrawn
2008-2135	Amerco Real Estate Company	Withdrawn
2008-2136	Amerco Real Estate Company	Withdrawn
2008-2137	Amerco Real Estate Company	Withdrawn
2008-2138	Amerco Real Estate Company	Withdrawn
2008-2139	Amerco Real Estate Company	Withdrawn
2008-2428	Marriott International, Inc.	Withdrawn
2008-2429	Marriott International, Inc.	Withdrawn
2009-3928	Jody Canihan	Withdrawn
2009-3962	Leah Tracy	Postponed
2009-4620	Anchorage Holdings, LP	Withdrawn
2009-4621	Anchorage Holdings, LP	Withdrawn

There being no further business, the Board, at the hour of 11:35 a.m., recessed to reconvene Wednesday, May 25, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, May 26, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, May 25, 2011
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the Agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0701
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 - 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,560,720.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-0702
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,303,787.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1586
APPLICANT:	332 PINE ASSOCIATES LLC
PARCEL NO.:	0260 006
PARCEL ADDRESS:	0332 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,109,040.00
APPLICANT'S OPINION:	$3,933,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1587
APPLICANT:	580 MARKET ASSOCIATES LLC
PARCEL NO.:	0291 005B
PARCEL ADDRESS:	0576 - 0580 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,016,000.00
APPLICANT'S OPINION:	$3,305,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1588
APPLICANT:	625 MARKET ASSOCIATES LLC
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 - 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,642,249.00
APPLICANT'S OPINION:	$5,292,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2102
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 165
PARCEL ADDRESS:	0088 GUY PL, #201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$754,800.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2103
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 167
PARCEL ADDRESS:	0088 GUY PL, #203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$550,800.00
APPLICANT'S OPINION:	$444,398.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2104
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 171
PARCEL ADDRESS:	0088 GUY PL, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$785,400.00
APPLICANT'S OPINION:	$645,816.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2105
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 173
PARCEL ADDRESS:	0088 GUY PL, #303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$545,700.00
APPLICANT'S OPINION:	$444,398.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2106
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 174
PARCEL ADDRESS:	0088 GUY PL, #304
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$499,800.00
APPLICANT'S OPINION:	$409,230.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2107
APPLICANT:	GPR PROPERTIES INC.
PARCEL NO.:	3749 176
PARCEL ADDRESS:	0088 GUY PL, #306
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$494,700.00
APPLICANT'S OPINION:	$393,244.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2120
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

14) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2121
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,022,602.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2122
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,443,054.00
APPLICANT'S OPINION:	$10,700,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2123
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,871,915.00
APPLICANT'S OPINION:	$10,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2436
APPLICANT:	394 PACIFIC LLC
PARCEL NO.:	0165 007
PARCEL ADDRESS:	0394 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,770,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

18) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2438
APPLICANT:	394 PACIFIC LLC
PARCEL NO.:	0165 007
PARCEL ADDRESS:	0394 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,045,400.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	WITHDRAWN

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1217
APPLICANT:	989 MARKET STREET, LLC
PARCEL NO.:	3704 068
PARCEL ADDRESS:	0979 - 0989 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,309,353.00
APPLICANT'S OPINION:	$11,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3248
APPLICANT:	625 MARKET ASSOCIATES LLC
PARCEL NO.:	3707 061
PARCEL ADDRESS:	0625 - 0631 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,644,644.00
APPLICANT'S OPINION:	$7,993,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4046
APPLICANT:	THRALL, JOHN
PARCEL NO.:	0181 006
PARCEL ADDRESS:	1313 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,909,977.00
APPLICANT'S OPINION:	$1,278,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, May 25, 2011, at 9:30 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2008 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2008-0701	Kwan, Paul	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-4046	John Thrall	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-0702	Kwan, Paul & Jane	Withdrawn
2008-1586	332 Pine Associates LLC	Withdrawn
2008-1587	580 Market Associates LLC	Withdrawn
2008-1588	625 Market Associates LLC	Withdrawn
2008-2102	GPR Properties Inc.	Withdrawn
2008-2103	GPR Properties Inc.	Withdrawn
2008-2104	GPR Properties Inc.	Withdrawn
2008-2105	GPR Properties Inc.	Withdrawn
2008-2106	GPR Properties Inc.	Withdrawn
2008-2107	GPR Properties Inc.	Withdrawn

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2008-2120	989 Market Street, LLC	Postponed
2008-2121	989 Market Street, LLC	Postponed
2008-2122	989 Market Street, LLC	Postponed
2008-2123	989 Market Street, LLC	Postponed
2008-2436	394 Pacific LLC	Withdrawn
2008-2438	394 Pacific LLC	Withdrawn
2009-1217	989 Market Street, LLC	Postponed
2009-3248	625 Market Associats LLC	Postponed

There being no further business, the Board, at the hour of 11:00 a.m., recessed to reconvene Tuesday, May 31, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, May 31, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, May 26, 2011
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0413
APPLICANT:	STERN, JAMIE
PARCEL NO.:	1415 023
PARCEL ADDRESS:	0222 19TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,559,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0460
APPLICANT:	HEALY, JOHN
PARCEL NO.:	1091 035
PARCEL ADDRESS:	0248 ANZA ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,982,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0495
APPLICANT:	BRADLEY, BARBARA
PARCEL NO.:	5688 031
PARCEL ADDRESS:	0045 PUTNAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$770,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0585
APPLICANT:	VIDES, EDGARDO
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 - 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1569
APPLICANT:	KANG, MOON
PARCEL NO.:	5211 042
PARCEL ADDRESS:	0675 ARTHUR AVE, 4B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$816,000.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3559
APPLICANT:	HUGHES, JEREMY
PARCEL NO.:	1760 002
PARCEL ADDRESS:	1307 - 1309 5TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,907,400.00
APPLICANT'S OPINION:	$1,375,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3832
APPLICANT:	HO, YVONNE
PARCEL NO.:	1160 005
PARCEL ADDRESS:	2000 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,244,785.00
APPLICANT'S OPINION:	$780,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4201
APPLICANT:	MOLINA, VIRGINIA
PARCEL NO.:	4942 041
PARCEL ADDRESS:	1237 GILMAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$636,723.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4248
APPLICANT:	GLEN PARK GROUP LLC
PARCEL NO.:	6745 074
PARCEL ADDRESS:	2815 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,816,369.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4318
APPLICANT:	FANG, XING LI
PARCEL NO.:	1080 012
PARCEL ADDRESS:	2306 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4608
APPLICANT:	BERDICHEVSKY, MIKHAIL
PARCEL NO.:	1403 035
PARCEL ADDRESS:	6827 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,016,294.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5676
APPLICANT:	UNITED DOMINION REALTY, LP
PARCEL NO.:	8707 003
PARCEL ADDRESS:	0355 BERRY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$117,300,000.00
APPLICANT'S OPINION:	$77,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5687
APPLICANT:	COLLINS, ROBERT
PARCEL NO.:	8704 082
PARCEL ADDRESS:	0300 BERRY ST, # 519
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$606,401.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5688
APPLICANT:	COLLINS, ROBERT
PARCEL NO.:	8704 082
PARCEL	0300 0000 BERRY ST, # 519
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$606,401.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, May 26, 2011, at 1:30 p.m.

Present: Scott Spertzel, Louisa Mendoza, and Joseph Tham

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original the of the respective applications:

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Appeal No.	Name	Disposition
2009-0585	Edgardo Vides	A.V. Lowered (Board)
2009-3559	Jeremy Hughes	A.V. Lowered (Board)
2009-3832	Yvonne Ho	Written Stipulation Approved
2009-4318	Xing Li Fang	Verbal Stipulation Approved
2009-4608	Mikhail Berdichevsky	Verbal Stipulation Approved
2009-5687	Robert Collins	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4201	Virginia Molina	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0413	Jamie Stern	Postponed
2009-0460	John Healy	Postponed
2009-0495	Barbara Bradley	Postponed
2009-1569	Moon Kang	Withdrawn
2009-4248	Glen Park Group LLC	Withdrawn
2009-5676	United Dominion Realty LP	Postponed
2009-5688	Robert Collins	Withdrawn

There being no further business, the Board, at the hour of 4:15 p.m. recessed to reconvene Tuesday, May 31, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 08, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 31, 2011 To Tuesday, May 31, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1372
APPLICANT:	SHIAO, LINDON
PARCEL NO.:	0417A010
PARCEL ADDRESS:	0455 MARINA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4945
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 027
PARCEL ADDRESS:	0537 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,243,044.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4946
APPLICANT:	JACKSON PLACE ASSOCIATES LP
PARCEL NO.:	0174 003
PARCEL ADDRESS:	0617 0643 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,479,849.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4947
APPLICANT:	BRANNAN INVESTORS LP
PARCEL NO.:	3786 028
PARCEL ADDRESS:	0525 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,543,480.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5086
APPLICANT:	MANZARE, JOSEPH
PARCEL NO.:	3777 020
PARCEL ADDRESS:	0564 04TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,132.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5162
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0271 003
PARCEL ADDRESS:	0425 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,329,861.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5163
APPLICANT:	KWAN, PAUL & JANE
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,591,933.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5591
APPLICANT:	WMS FOUNDRY 3 INVESTORS, LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,600,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5703
APPLICANT:	WMS FOUNDRY 3 INVESTORS, LLC
PARCEL NO.:	3736 121
PARCEL ADDRESS:	0509 0017V SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,752,000.00
APPLICANT'S OPINION:	$6,080,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, May 31, 2011 To Tuesday, May 31, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5461
APPLICANT:	FREY, EDWARD
PARCEL NO.:	0068 019C
PARCEL ADDRESS:	0040 MONTCLAIR TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,628,812.00
APPLICANT'S OPINION:	$1,052,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5463
APPLICANT:	BORNO, SAM
PARCEL NO.:	0127 100
PARCEL ADDRESS:	0999 GREEN ST, 2402
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,295,000.00
APPLICANT'S OPINION:	$918,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5464
APPLICANT:	ROYAL TOWERS APARTMENT CORP
PARCEL NO.:	0128C054
PARCEL ADDRESS:	1750 TAYLOR ST, #1701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,991,080.00
APPLICANT'S OPINION:	$2,796,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5466
APPLICANT:	FIRST CROSSING LTD
PARCEL NO.:	0150 061
PARCEL ADDRESS:	1043 VALLEJO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,523,808.00
APPLICANT'S OPINION:	$1,010,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5476
APPLICANT:	O'DONNELL, PATRICK
PARCEL NO.:	0502 002
PARCEL ADDRESS:	2655 POLK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,249,591.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5477
APPLICANT:	AUFDENKAMP, LOREN
PARCEL NO.:	0502 007
PARCEL ADDRESS:	1345 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,746,964.00
APPLICANT'S OPINION:	$698,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5479
APPLICANT:	SACHS, SUSAN
PARCEL NO.:	0569 020
PARCEL ADDRESS:	1777 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,418,087.00
APPLICANT'S OPINION:	$967,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5481
APPLICANT:	WHITEHEAD FAMILY TRUST
PARCEL NO.:	0585 031
PARCEL ADDRESS:	2612 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,471,886.00
APPLICANT'S OPINION:	$1,389,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5524
APPLICANT:	450 CLEMENTINA STREET ASSOCS L
PARCEL NO.:	3732 074
PARCEL ADDRESS:	0251 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,451,883.00
APPLICANT'S OPINION:	$1,380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5526
APPLICANT:	CARCIONE, JOSEPH
PARCEL NO.:	3748 365
PARCEL ADDRESS:	0355 01ST ST, #S2501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,425,000.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, May 31, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson, and Mark Watts

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-1372	Lindon Shiao	A.V.Lowered by Board, higher than Assessor's recommended value
2009-4946	Jackson Place Associates LP	Denied
2009-5163	Kwan, Paul & Jane	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4945	Brannan Investors LP	Postponed
2009-4947	Brannan Investors LP	Postponed
2009-5086	Joseph Manzare	Postponed
2009-5162	Kwan, Paul	Withdrawn
2009-5591	WMS Foundry 3 Investors, LLC	Postponed
2009-5703	WMS Foundry 3 Investors, LLC	Postponed

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There being no further business, the Board, at the hour of 11:50 a.m. recessed to reconvene Wednesday, June 1, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 1, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, June 01, 2011 To Wednesday, June 01, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5467
APPLICANT:	MIRIWA CENTER INVESTMENTS
PARCEL NO.:	0161 082
PARCEL ADDRESS:	0728 PACIFIC AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,886.00
APPLICANT'S OPINION:	$693,203.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5468
APPLICANT:	WOOLSEY, BRAD
PARCEL NO.:	0168 017
PARCEL ADDRESS:	0017 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,112,365.00
APPLICANT'S OPINION:	$444,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5469
APPLICANT:	SUNHILL ENTERPRISES
PARCEL NO.:	0175 033
PARCEL ADDRESS:	0888 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,309,525.00
APPLICANT'S OPINION:	$2,524,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5478
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	0542 040
PARCEL ADDRESS:	1950 1960 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,072,292.00
APPLICANT'S OPINION:	$1,629,240.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5482
APPLICANT:	DIAZ-AZCUY, ORLANDO
PARCEL NO.:	0627A126
PARCEL ADDRESS:	2200 SACRAMENTO ST, 1702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,491,338.00
APPLICANT'S OPINION:	$596,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5483
APPLICANT:	ZIMMERMAN, STANLEY R. REV TRUST
PARCEL NO.:	0654 005
PARCEL ADDRESS:	2001 FILLMORE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,548,360.00
APPLICANT'S OPINION:	$1,019,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5484
APPLICANT:	1430 VAN NESS PARTNERS
PARCEL NO.:	0667 011
PARCEL ADDRESS:	1480 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,521,690.00
APPLICANT'S OPINION:	$2,609,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5527
APPLICANT:	EM.M. HUNDLEY HARDWARE CO.
PARCEL NO.:	3777 011
PARCEL ADDRESS:	0629 0633 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,714,422.00
APPLICANT'S OPINION:	$686,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5528
APPLICANT:	SOOD, SUDESH
PARCEL NO.:	3789 730
PARCEL ADDRESS:	0229 BRANNAN ST, #15-D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,548,698.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 1, 2011, at 9:35 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5469	Sunhill Enterprises	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5467	Miriwa Center Investments	Withdrawn
2009-5468	Brad Woolsey	Withdrawn
2009-5478	BPBH Limited Partnership	Postponed
2009-5482	Orlando Diaz-Azcuy	Withdrawn
2009-5483	Zimmerman, Stanley R Rev Tru	Withdrawn
2009-5484	1430 Van Ness partners	Withdrawn
2009-5527	EM. M Hundley Hardware Co.	Withdrawn
2009-5528	Sudesh Sood	Withdrawn

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Thursday, June 2, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, June 2, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 02, 2011 To Thursday, June 02, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1609
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,583,829.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3682
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,703,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4913
APPLICANT:	935 KEARNY STREET, LLC
PARCEL NO.:	0177 001
PARCEL ADDRESS:	0153 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,500,329.00
APPLICANT'S OPINION:	$7,204,009.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4914
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,527,694.00
APPLICANT'S OPINION:	$4,507,292.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4951
APPLICANT:	WHARF MOTEL INVESTMENTS, INC.
PARCEL NO.:	0028 003
PARCEL ADDRESS:	1201 1205 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,787,816.00
APPLICANT'S OPINION:	$2,628,576.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4972
APPLICANT:	PATEL REVOCABLE TRUST
PARCEL NO.:	0574 027
PARCEL ADDRESS:	1565 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,949,424.00
APPLICANT'S OPINION:	$1,622,182.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5088
APPLICANT:	KAPLAN, BRANDON
PARCEL NO.:	0600 031
PARCEL ADDRESS:	1823 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,976,351.00
APPLICANT'S OPINION:	$1,800,810.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5091
APPLICANT:	KAPLAN, BRANDON
PARCEL NO.:	0600 031
PARCEL ADDRESS:	1823 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,917,200.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5679
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$23,236,600.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0440
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,760,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0441
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,875,200.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3350
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,868,567.00
APPLICANT'S OPINION:	$3,607,292.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4627
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,691,277.00
APPLICANT'S OPINION:	$13,440,360.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 02, 2011
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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amended

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1604
APPLICANT:	VAN NESS HOTEL INC., /OPAL SAN FRANCISCO
PARCEL NO.:	0715 009
PARCEL ADDRESS:	1050 - 1066 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,236,481.00
APPLICANT'S OPINION:	$7,136,817.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1605
APPLICANT:	VAN NESS HOTEL INC., /OPAL SAN FRANCISCO
PARCEL NO.:	0715 010
PARCEL ADDRESS:	1050 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,407,161.00
APPLICANT'S OPINION:	$618,524.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

GOVERNMENT
DOCUMENTS DEPT

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1609
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,583,829.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3682
APPLICANT:	MCAULEY, LAURENCE
PARCEL NO.:	0539 026
PARCEL ADDRESS:	2271 - 2275 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,703,000.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4913
APPLICANT:	935 KEARNY STREET, LLC
PARCEL NO.:	0177 001
PARCEL ADDRESS:	0153 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,500,329.00
APPLICANT'S OPINION:	$7,204,009.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4914
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,527,694.00
APPLICANT'S OPINION:	$4,507,292.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4951
APPLICANT:	WHARF MOTEL INVESTMENTS, INC.
PARCEL NO.:	0028 003
PARCEL ADDRESS:	1201 - 1205 COLUMBUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,787,816.00
APPLICANT'S OPINION:	$2,628,576.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4972
APPLICANT:	PATEL REVOCABLE TRUST
PARCEL NO.:	0574 027
PARCEL ADDRESS:	1565 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,949,424.00
APPLICANT'S OPINION:	$1,622,182.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5088
APPLICANT:	KAPLAN, BRANDON
PARCEL NO.:	0600 031
PARCEL ADDRESS:	1823 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,976,351.00
APPLICANT'S OPINION:	$1,800,810.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5091
APPLICANT:	KAPLAN, BRANDON
PARCEL NO.:	0600 031
PARCEL ADDRESS:	1823 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,917,200.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5679
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0276 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$23,236,600.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0440
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,760,000.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0441
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,875,200.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3350
APPLICANT:	PLAZA GROUP, LLC
PARCEL NO.:	0319 023
PARCEL ADDRESS:	0765 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,868,567.00
APPLICANT'S OPINION:	$3,607,292.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4627
APPLICANT:	ORCHARD GARDEN INC.
PARCEL NO.:	0270 042
PARCEL ADDRESS:	0466 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,691,277.00
APPLICANT'S OPINION:	$13,440,360.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, June 2, 2011, at 1:30 p.m.

Present: Jeff Morris, Diane Robinson, and Greg Blaine

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2008-1604	Van Ness Hotel Inc./ Opal SF	Verbal Stipulation Approved
2008-1605	Van Ness Hotel Inc./ Opal SF	Verbal Stipulation Approved
2008-1609	Orchard Garden Inc.	Verbal Stipulation Approved
2009-5088	Brandon Kaplan	A.V. Lowered (Board)
2009-5091	Brandon Kaplan	A.V. Lowered (Board)
2010-4627	Orchard Garden Inc.	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3682	Laurence McAuley	Postponed
2009-4913	935 Kearny Street, LLC	Postponed
2009-4914	Plaza Group, LLC	Postponed
2009-4951	Wharf Motel Investments, Inc.	Postponed
2009-4972	Patel Revocable Trust	Withdrawn
2009-5679	Orchard Garden Inc.	Withdrawn
2010-0440	Plaza Group, LLC	Postponed
2010-0441	Plaza Group, LLC	Postponed
2010-3350	Plaza Group, LLC	Postponed

There being no further business, the Board, at the hour of 4:25 p.m. recessed to reconvene Friday, June 3, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, June 03, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, June 03, 2011 To Friday, June 03, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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6/3/11

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4818
APPLICANT:	BERRY, TYLISHA
PARCEL NO.:	5409 027
PARCEL ADDRESS:	0033 REDDY ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$799,000.00
APPLICANT'S OPINION:	$111,464.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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DATE POSTED
MAY 25 2011
Assessment Appeals Board

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 3, 2011 at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2005 Supplemental assessment roll being present and heard, the Board heard evidence and testimony from the parties regarding the Base Year Change in Ownership-Incorrect Value at issue. At the hour of 10:15 a.m., the Board went into closed session to review documents and deliberate matters at issue before the Board.

At the hour of 10:40 a.m. the Board reconvened in open session and announced there was no action taken during the closed session as specified under this date on the original of the respective application:

Appeal No.	Name	Disposition
2009-4818	Tylisha Berry	Continued

There being no further business, the Board, at the hour of 10:45 a.m. recessed to reconvene Monday, June 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on June 28, 2011

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AMENDED

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 3, 2011 at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2005 Supplemental assessment roll being present and heard, the Board heard evidence and testimony from the parties regarding the Base Year Change in Ownership-Incorrect Value at issue. At the hour of 10:15 a.m., the Board went into closed session to review documents and deliberate matters at issue before the Board.

At the hour of 10:40 a.m. the Board reconvened in open session and announced there was no action taken during the closed session as specified under this date on the original of the respective application:

Appeal No.	Name	Disposition
2009-4818	Tylisha Berry	Submitted for legal issues regarding change in ownership.

There being no further business, the Board, at the hour of 10:45 a.m. recessed to reconvene Monday, June 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, September 1, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, June 06, 2011 To Monday, June 06, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-2305
APPLICANT:	DOWLING, KATHERINE
PARCEL NO.:	0580 105
PARCEL ADDRESS:	2637 BUCHANAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,500,000.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

DATE POSTED
JUN 0 1 2011
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4142
APPLICANT:	AL-HAFEZ, TAYEB
PARCEL NO.:	0848 024
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$579,211.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4327
APPLICANT:	LEE, KATHY
PARCEL NO.:	3745 086
PARCEL ADDRESS:	0333 MAIN ST, UNIT 5C
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$689,928.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4396
APPLICANT:	LUU, KEN
PARCEL NO.:	3765 132
PARCEL ADDRESS:	0425 1ST ST, 1908
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$655,757.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4397
APPLICANT:	LUU, KEN
PARCEL NO.:	3765 132
PARCEL ADDRESS:	0425 1ST ST, 1908
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$668,872.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4400
APPLICANT:	KWAN, WINNIE
PARCEL NO.:	3745 117
PARCEL ADDRESS:	0333 MAIN ST, UNIT 6C
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$701,036.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4402
APPLICANT:	CHUN, DING
PARCEL NO.:	1392 036
PARCEL ADDRESS:	0875 EL CAMINO DEL MAR ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,620,295.00
APPLICANT'S OPINION:	$4,263,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5577
APPLICANT:	CARROLL, RITA
PARCEL NO.:	2765 002
PARCEL ADDRESS:	0030 WORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$694,923.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, June 6, 2011, at 9:30 a.m.

Present: Jeff Morris, Mark Watts and Louisa Mendoza

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-4142	Tayeb Al-Hafez	A.V.Lowered (Board)
2009-4397	Ken Luu	Verbal Stipulation Approved
2009-5577	Rita Carroll	Denied

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2008-2305	Katherine Dowling	Postponed
2009-4327	Kathy Lee	Withdrawn
2009-4396	Ken Luu	Withdrawn
2009-4400	Winnie Kwan	Withdrawn
2009-4402	Ding Chun	Withdrawn

There being no further business, the Board, at the hour of 11:40 a.m., recessed to reconvene Tuesday, June 7, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, June 7, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 07, 2011 To Tuesday, June 07, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5138
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 017
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,402,238.00
APPLICANT'S OPINION:	$17,582,547.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5139
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 018
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,863,024.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5140
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 019
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$562,956.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5141
APPLICANT:	JAPAN CENTER HOTEL ASSOCIATES, LP
PARCEL NO.:	0700 020
PARCEL ADDRESS:	1625 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$604,657.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 7, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Joseph Tham

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5138	Japan Center Hotel Associates	Verbal Stipulation Approved
2009-5139	Japan Center Hotel Associates	Verbal Stipulation Approved
2009-5140	Japan Center Hotel Associates	Verbal Stipulation Approved
2009-5141	Japan Center Hotel Associates	Verbal Stipulation Approved

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Thursday, June 9, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, June 14, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, June 07, 2011 To Tuesday, June 07, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0270
APPLICANT:	VALLEJO, EMMANUEL
PARCEL NO.:	1683 014
PARCEL ADDRESS:	0867 40TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$939,548.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1497
APPLICANT:	LIGHTFOOT, ROBERT
PARCEL NO.:	8708 108
PARCEL ADDRESS:	0255 BERRY ST, #711
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,599,840.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3083
APPLICANT:	PERL, CHARLES
PARCEL NO.:	2715 011
PARCEL ADDRESS:	0001 GRAND VIEW AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,750,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4304
APPLICANT:	RIDLING, DYLIN
PARCEL NO.:	3602 050
PARCEL ADDRESS:	0272 0274 HARTFORD ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,610,000.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4305
APPLICANT:	RIDLING, DYLIN
PARCEL NO.:	3602 050
PARCEL ADDRESS:	0272 0274 HARTFORD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,675,042.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4882
APPLICANT:	MANDEL, WILLIAM
PARCEL NO.:	6688 045
PARCEL ADDRESS:	3730 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,930.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4889
APPLICANT:	MORK-ULNES, NILS
PARCEL NO.:	3646 019
PARCEL ADDRESS:	1101 1103 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,433,100.00
APPLICANT'S OPINION:	$1,013,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4895
APPLICANT:	WONG, LIDA YOOK
PARCEL NO.:	1410 017
PARCEL ADDRESS:	2200 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,508,580.00
APPLICANT'S OPINION:	$1,088,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4897
APPLICANT:	TATUM, CHERYL
PARCEL NO.:	3574 089
PARCEL ADDRESS:	3236 3242 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,860.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5012
APPLICANT:	WESSER, JAMES
PARCEL NO.:	1242 004
PARCEL ADDRESS:	6000 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,456.00
APPLICANT'S OPINION:	$1,300,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5079
APPLICANT:	ALMENDARES, GRIMILDA
PARCEL NO.:	6529 027
PARCEL ADDRESS:	3421 25TH ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$429,646.00
APPLICANT'S OPINION:	$118,891.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1579
APPLICANT:	MANDEL, WILLIAM
PARCEL NO.:	6688 045
PARCEL ADDRESS:	3730 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,693,905.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2646
APPLICANT:	WESSER, JAMES
PARCEL NO.:	1242 004
PARCEL ADDRESS:	6000 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,894,772.00
APPLICANT'S OPINION:	$1,334,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4345
APPLICANT:	MORK-ULNES, NILS
PARCEL NO.:	3646 019
PARCEL ADDRESS:	1101 1103 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,429,704.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4505
APPLICANT:	WONG, LIDA YOOK
PARCEL NO.:	1410 017
PARCEL ADDRESS:	2200 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,505,004.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, June 7, 2011, at 1:30 p.m.

Present: Mervin Conlan, Louisa Mendoza, and John McGary

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took the matters under submission, and at 4:07 p.m. went into closed session to deliberate.

At the hour of 4:38 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0270	Emmanuel Vallejo	Remains Submitted
2009-1497	Robert Lightfoot	Denied
2009-3083	Charles Perl	A.V. Lowered (Board)
2009-4304	Dylin Ridling	A.V. Lowered (Board)
2009-4305	Dylin Ridling	A.V. Lowered (Board)
2009-5012	James Wesser	Verbal Stipulation Approved
2010-2646	James Wesser	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4882	William Mandel	Withdrawn
2009-4889	Nils Mork-Ulnes	Withdrawn
2009-4895	Lida Yook Wong	Withdrawn
2009-4897	Cheryl Tatum	Withdrawn
2009-5079	Grimilda Almendares	Postponed
2010-1579	William Mandel	Withdrawn
2010-4345	Nils Mork-Ulnes	Withdrawn
2010-4505	Lida Yook Wong	Withdrawn

There being no further business, the Board, at the hour of 4:42 p.m. recessed to reconvene Wednesday, June 8, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 08, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, June 08, 2011 To Wednesday, June 08, 2011
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4449
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 002
PARCEL ADDRESS:	1204V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,278.00
APPLICANT'S OPINION:	$19,100.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4450
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 003
PARCEL ADDRESS:	1208V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$155,852.00
APPLICANT'S OPINION:	$77,900.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4451
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 004
PARCEL ADDRESS:	1216V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4452
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 005
PARCEL ADDRESS:	1220V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4453
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 006
PARCEL ADDRESS:	1224V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4454
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 007
PARCEL ADDRESS:	1228V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4455
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 008
PARCEL ADDRESS:	1232V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4456
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 009
PARCEL ADDRESS:	1236V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4457
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 010
PARCEL ADDRESS:	1240V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4458
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 011
PARCEL ADDRESS:	1244V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$61,560.00
APPLICANT'S OPINION:	$30,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4459
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 012
PARCEL ADDRESS:	1248V BANCROFT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$340,299.00
APPLICANT'S OPINION:	$170,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4460
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 013
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$81,323.00
APPLICANT'S OPINION:	$40,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4461
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 014
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$110,580.00
APPLICANT'S OPINION:	$55,300.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4462
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 015
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$187,491.00
APPLICANT'S OPINION:	$93,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4463
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 016
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,147.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4464
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 017
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4465
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 018
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4466
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 019
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4467
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 020
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$195,148.00
APPLICANT'S OPINION:	$97,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4468
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4852 022
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$87,612.00
APPLICANT'S OPINION:	$43,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4469
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4877 001
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,105,425.00
APPLICANT'S OPINION:	$553,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4470
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4877 002
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$456,817.00
APPLICANT'S OPINION:	$228,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4471
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4877 003
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,520,057.00
APPLICANT'S OPINION:	$1,260,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4472
APPLICANT:	CARROLL AVENUE PROPERTIES, LLC
PARCEL NO.:	4877 004
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$604,701.00
APPLICANT'S OPINION:	$302,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5083
APPLICANT:	SUE MILLS, INC.
PARCEL NO.:	3550 020
PARCEL ADDRESS:	1830 HARRISON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$4,780,000.00
APPLICANT'S OPINION:	$4,060,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5087
APPLICANT:	NADELL, ANDREW
PARCEL NO.:	0980 029
PARCEL ADDRESS:	2821 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,856,754.00
APPLICANT'S OPINION:	$2,000,754.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5168
APPLICANT:	BOLICH, DAVID
PARCEL NO.:	4832 020
PARCEL ADDRESS:	2233 INGALLS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$613,021.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5169
APPLICANT:	BOLICH, DAVID
PARCEL NO.:	4832 021
PARCEL ADDRESS:	1360 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$464,269.00
APPLICANT'S OPINION:	$285,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5170
APPLICANT:	BOLICH, DAVID
PARCEL NO.:	4832 022
PARCEL ADDRESS:	1350 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$743,383.00
APPLICANT'S OPINION:	$475,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, June 8, 2011, at 9:30 a.m.

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Present: Louisa Mendoza, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Louisa Mendoza , Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5087	Andrew Nadell	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4449	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4450	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4451	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4452	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4453	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4454	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4455	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4456	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4457	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4458	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4459	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4460	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4461	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4462	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4463	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4464	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4465	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4466	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4467	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4468	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4469	Carroll Avenue Properties, LLC	Denied (No Show)

2009-4470	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4471	Carroll Avenue Properties, LLC	Denied (No Show)
2009-4472	Carroll Avenue Properties, LLC	Denied (No Show)
2009-5168	David Bolich	Denied (No Show)
2009-5169	David Bolich	Denied (No Show)
2009-5170	David Bolich	Denied (No Show)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5083	Sue Mills, Inc.	Withdrawn

There being no further business, the Board, at the hour of 10:10 a.m., recessed to reconvene Monday, June 13, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board June 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, June 09, 2011 To Thursday, June 09, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0461
APPLICANT:	STEIN, DEBRA
PARCEL NO.:	3745 306
PARCEL ADDRESS:	0301 MAIN ST, UNIT 25B
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,750,000.00
APPLICANT'S OPINION:	$1,327,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1680
APPLICANT:	WILSON, ADAM
PARCEL NO.:	0865 013
PARCEL ADDRESS:	0056 PIERCE ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,468,394.00
APPLICANT'S OPINION:	$1,240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1725
APPLICANT:	DUBBELDAM, PIM
PARCEL NO.:	2902 026
PARCEL ADDRESS:	0151 ULLOA ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,157,700.00
APPLICANT'S OPINION:	$929,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1915
APPLICANT:	LEE, CHEOL HOON
PARCEL NO.:	0685 099
PARCEL ADDRESS:	1600 WEBSTER ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,116,900.00
APPLICANT'S OPINION:	$810,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2079
APPLICANT:	LOEB, WAYNE
PARCEL NO.:	2037A029
PARCEL ADDRESS:	1763 12TH AVE,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$980,000.00
APPLICANT'S OPINION:	$849,554.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2169
APPLICANT:	ZELLNER, CHRISTOPHER
PARCEL NO.:	1287 041
PARCEL ADDRESS:	0141 RIVOLI ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,650,708.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2749
APPLICANT:	LODGE, MATTHEW
PARCEL NO.:	4096 084
PARCEL ADDRESS:	0004 SOUTHERN HEIGHTS AVE, 1
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,133,844.00
APPLICANT'S OPINION:	$936,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2877
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 018
PARCEL ADDRESS:	0050 BEALE ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$201,317,400.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2880
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 015
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$13,005,000.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2882
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 014
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2884
APPLICANT:	50 BEALE STREET PROPERTY LLC C/O BROADWAY PARTNERS
PARCEL NO.:	3710 002
PARCEL ADDRESS:	0030 BEALE ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$25,489,800.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3195
APPLICANT:	CFRI / URBAN 901 MARKET, LLC
PARCEL NO.:	3704 001
PARCEL ADDRESS:	0901 - 0919 MARKET ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$66,856,104.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3196
APPLICANT:	CFRI / URBAN 901 MARKET, LLC
PARCEL NO.:	3704 062
PARCEL ADDRESS:	0422 STEVENSON ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,122,416.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3235
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 105
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$34,941,286.00
APPLICANT'S OPINION:	$17,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3236
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 155
PARCEL ADDRESS:	0315 0327 04TH ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$9,389,226.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3237
APPLICANT:	795 FOLSOM, LLC
PARCEL NO.:	3751 112
PARCEL ADDRESS:	0765 FOLSOM ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,567,401.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3307
APPLICANT:	PRANA INVESTMENTS
PARCEL NO.:	3702 045
PARCEL ADDRESS:	1133 1139 MARKET ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$4,719,942.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3763
APPLICANT:	GUPTA, ASHISH
PARCEL NO.:	2999 009
PARCEL ADDRESS:	0265 MOLIMO DR,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$851,700.00
APPLICANT'S OPINION:	$721,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3921
APPLICANT:	GRAY, JOHN
PARCEL NO.:	3745 206
PARCEL ADDRESS:	0301 MAIN ST, UNIT 11F
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,113,840.00
APPLICANT'S OPINION:	$950,278.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3956
APPLICANT:	GENNEVOIS, DANIEL
PARCEL NO.:	6745 085
PARCEL ADDRESS:	0053 WILDER ST, 402
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$862,490.00
APPLICANT'S OPINION:	$745,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4190
APPLICANT:	BERGEN, JULIE
PARCEL NO.:	6532 015A
PARCEL ADDRESS:	3620 26TH ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,371,606.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4200
APPLICANT:	PARK, DAVID
PARCEL NO.:	2112 026
PARCEL ADDRESS:	1986 23RD AVE,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$742,844.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4206
APPLICANT:	DODSON, THOMAS
PARCEL NO.:	3727 174
PARCEL ADDRESS:	0638 MINNA ST, 2
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$703,578.00
APPLICANT'S OPINION:	$609,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4338
APPLICANT:	MARTIN, FRED
PARCEL NO.:	3771 114
PARCEL ADDRESS:	0501 BEALE ST. , #19D
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$1,545,000.00
APPLICANT'S OPINION:	$1,248,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4440
APPLICANT:	ROMAN, JAIME
PARCEL NO.:	2999 015
PARCEL ADDRESS:	0247 MOLIMO DR,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$864,860.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

27) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4612
APPLICANT:	ACKERMAN, JAY
PARCEL NO.:	6543 010
PARCEL ADDRESS:	4545 25TH ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$2,835,090.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

28) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4796
APPLICANT:	SINKOFF, RICHARD
PARCEL NO.:	3585 040
PARCEL ADDRESS:	0065 HANCOCK ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$849,137.00
APPLICANT'S OPINION:	$775,100.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

29) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4936
APPLICANT:	JAINENDRA, ROHIT
PARCEL NO.:	1706 064
PARCEL ADDRESS:	1236 45TH AVE,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$994,500.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

30) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5362
APPLICANT:	BANNE PETER NATHEN REVOC, LVG
PARCEL NO.:	2001 043
PARCEL ADDRESS:	1710 GREAT HWY,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$696,220.00
APPLICANT'S OPINION:	$638,700.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

31) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5676
APPLICANT:	UNITED DOMINION REALTY, LP
PARCEL NO.:	8707 003
PARCEL ADDRESS:	0355 BERRY ST,
TOPIC:	To consider Written Stipulation Agreement
CURRENT ASSESSMENT:	$117,300,000.00
APPLICANT'S OPINION:	$77,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, June 9, 2011, at 9:30 a.m.

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Present: Jeffrey Morris, Gregory Blaine and Lawrence Lee

Quorum present

Chairperson: Gregory Blaine, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2009 assessment roll, the Board heard evidence and testimony from the Assessor in support of a written Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-0461	Debra Stein	Stipulation Approved
2009-1680	Adam Wilson	Stipulation Approved
2009-1725	Pim Dubbeldam	Stipulation Denied
2009-1915	Cheol Hoon Lee	Stipulation Approved
2009-2079	Wayne Loeb	Stipulation Approved
2009-2169	Christopher Zellner	Stipulation Approved
2009-2749	Matthew Lodge	Stipulation Approved
2009-2877	50 Beale Street Property LLC	Stipulation Approved
2009-2880	50 Beale Street Property LLC	Stipulation Approved
2009-2882	50 Beale Street Property LLC	Stipulation Approved
2009-2884	50 Beale Street Property LLC	Stipulation Approved
2009-3195	CFRI/URBAN 901 Market, LLC	Stipulation Approved
2009-3196	CFRI/URBAN 901 Market, LLC	Stipulation Approved
2009-3235	795 Folsom, LLC	Stipulation Approved
2009-3236	795 Folsom, LLC	Stipulation Approved
2009-3237	795 Folsom, LLC	Stipulation Approved
2009-3307	Prana Investments	Stipulation Approved
2009-3763	Ashish Gupta	Stipulation Approved
2009-3921	John Gray	Stipulation Approved
2009-3956	Daniel Gennevois	Stipulation Approved
2009-4190	Julie Bergen	Stipulation Approved
2009-4200	David Park	Stipulation Approved
2009-4206	Thomas Dodson	Stipulation Approved
2009-4338	Fred Martin	Stipulation Approved
2009-4440	Jaime Roman	Stipulation Approved
2009-4612	Jay Ackerman	Stipulation Approved
2009-4796	Richard Sinkoff	Stipulation Approved
2009-4936	Rohit Jainendra	Stipulation Approved
2009-5362	Banne Peter Nathen Revoc, LV	Stipulation Approved
2009-5676	United Dominion Realty, LP	Stipulation Approved

There being no further business, the Board, at the hour of 11:45 a.m., recessed to reconvene Tuesday, June 14, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, June 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, June 13, 2011 To Monday, June 13, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0035
APPLICANT:	WONG, EDWIN
PARCEL NO.:	2395 007
PARCEL ADDRESS:	2441 30TH AVE,
TOPIC:	To Consider Stipulation Agreement
CURRENT ASSESSMENT:	$570,000.00
APPLICANT'S OPINION:	$405,000.00
TAXABLE YEAR:	2002
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2789
APPLICANT:	TAM, DAVID
PARCEL NO.:	1386 022A
PARCEL ADDRESS:	0282 0284 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,402,500.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3774
APPLICANT:	RIDGWAY, THEODORE
PARCEL NO.:	1267 008
PARCEL ADDRESS:	8470 8510 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,678,646.00
APPLICANT'S OPINION:	$929,921.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4919
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,602,262.00
APPLICANT'S OPINION:	$1,359,620.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4920
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1230 019
PARCEL ADDRESS:	0532 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,810,500.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4921
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1379 034A
PARCEL ADDRESS:	1845 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,844,940.00
APPLICANT'S OPINION:	$1,550,780.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6149
APPLICANT:	RIDGWAY, THEODORE
PARCEL NO.:	1267 008
PARCEL ADDRESS:	8470 8510 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,091,000.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6150
APPLICANT:	RIDGWAY, THEODORE
PARCEL NO.:	1267 008
PARCEL ADDRESS:	8470 8510 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,187,820.00
APPLICANT'S OPINION:	$1,158,451.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6163
APPLICANT:	ONOPCHENKO, LAURA
PARCEL NO.:	1279 068
PARCEL ADDRESS:	0486 0488 BELVEDERE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,640.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6195
APPLICANT:	BARBIERI, MARGARET
PARCEL NO.:	6903 001
PARCEL ADDRESS:	2301 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,769,700.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4296
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1379 034A
PARCEL ADDRESS:	1845 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,569.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4298
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,598,466.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4300
APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1230 019
PARCEL ADDRESS:	0532 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,806,209.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 13, 2011, at 1:36 p.m.

Present: Mervin Conlan, John McGary and Fred Perez

Quorum present

Chairperson: John McGary, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-0035	Edwin Wong	Written Stipulation Approved
2009-3774	Theodore Ridgway	Withdrawn at Hearing
2009-4919	Khavul Family 2000 Rev Trust	Submitted
2009-4920	Khavul Family 2000 Rev Trust	Submitted
2009-4921	Khavul Family 2000 Rev Trust	Submitted
2009-6149	Theodore Ridgway	Submitted
2009-6150	Theodore Ridgway	Submitted
2010-4296	Khavul Family 2000 Rev Trust	Postponed at Hearing
2010-4298	Khavul Family 2000 Rev Trust	Postponed at Hearing
2010-4300	Khavul Family 2000 Rev Trust	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2789	David Tam	Withdrawn
2009-6163	Laura Onopchenko	Withdrawn
2009-6195	Margaret Barbieri	Postponed

There being no further business, the Board, at the hour of 4:43 p.m., recessed to reconvene Tuesday, June 14, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by Board on June 14, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 14, 2011 To Tuesday, June 14, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0327
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,215,703.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0328
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,438,469.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0813
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,183,480.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2407
APPLICANT:	LEE TRUST
PARCEL NO.:	3768 268
PARCEL ADDRESS:	0403 MAIN ST, 712
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$860,000.00
APPLICANT'S OPINION:	$730,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4925
APPLICANT:	LII, RUEY-RONG
PARCEL NO.:	0225 001
PARCEL ADDRESS:	0749 GRANT AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,000,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4926
APPLICANT:	LII, RUEY-RONG
PARCEL NO.:	0225 001
PARCEL ADDRESS:	0749 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,000,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4927
APPLICANT:	LII, RUEY-RONG
PARCEL NO.:	0225 001
PARCEL ADDRESS:	0749 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,100,000.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4941
APPLICANT:	HPI 2161 SUTTER, LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,076,157.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4952
APPLICANT:	SOUL MAN LLC
PARCEL NO.:	0164 020
PARCEL ADDRESS:	0099 OSGOOD PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,327,385.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4984
APPLICANT:	LUCERO LLC
PARCEL NO.:	3614 030
PARCEL ADDRESS:	1009 1011 S SOUTH VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,144,440.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4985
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 3384 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,380.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4986
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 030
PARCEL ADDRESS:	0971 0975 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,352,835.00
APPLICANT'S OPINION:	$850,315.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5579
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,439,554.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5580
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,138,345.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5581
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,807,237.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5702
APPLICANT:	SOUL MAN LLC
PARCEL NO.:	0164 020
PARCEL ADDRESS:	0099 OSGOOD PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,329,280.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6212
APPLICANT:	LUCERO LLC
PARCEL NO.:	3617 025
PARCEL ADDRESS:	3382 3384 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$969,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6398
APPLICANT:	HPI 2161 SUTTER LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$12,431,720.00
APPLICANT'S OPINION:	$8,723,720.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6399
APPLICANT:	HPI 2161 SUTTER LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,933,960.00
APPLICANT'S OPINION:	$9,076,157.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6400
APPLICANT:	HPI 2161 SUTTER LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,680,354.00
APPLICANT'S OPINION:	$8,898,194.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0589
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,138,016.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5019
APPLICANT:	HPI 2161 SUTTER LP
PARCEL NO.:	0682 005
PARCEL ADDRESS:	2161 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,952,774.00
APPLICANT'S OPINION:	$7,789,468.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 14, 2011, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Lawrence Lee

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-2407	Lee Trust	A.V.Lowered (Assessor)
2009-4925	Ruey-Rong Lii	A.V.Lowered (Board)
2009-4926	Ruey-Rong Lii	A.V.Lowered (Board)
2009-4927	Ruey-Rong Lii	A.V.Lowered (Board)
2009-5702	Soul Man LLC	Verbal Stipulation Approved
2009-6399	HPI 2161 Sutter, LP	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled due to action taken by the Board at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0327	Smith-Brennan Properties	Postponed
2009-0328	Smith-Brennan Properties	Postponed
2009-0813	Smith-Brennan Properties	Postponed
2009-4941	HPI 2161 Sutter, LP	Withdrawn
2009-4952	Soul Man LLC	Withdrawn
2009-4984	Lucero LLC	Withdrawn
2009-4985	Lucero LLC	Withdrawn
2009-4986	Lucero LLC	Withdrawn
2009-5579	Smith-Brennan Properties	Postponed
2009-5580	Smith-Brennan Properties	Postponed
2009-5581	Smith-Brennan Properties	Postponed
2009-6212	Lucero LLC	Withdrawn
2009-6398	HPI 2161 Sutter, LP	Withdrawn
2009-6400	HPI 2161 Sutter, LP	Withdrawn
2010-0589	Smith-Brennan Properties	Postponed
2010-5019	HPI 2161 Sutter, LP	Withdrawn

There being no further business, the Board, at the hour of 11:55 a.m., recessed to reconvene Wednesday, June 15, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on June 15, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, June 14, 2011 To Tuesday, June 14, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4036
APPLICANT:	HAMMERSMITH TRUST
PARCEL NO.:	0954 007
PARCEL ADDRESS:	2754 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,711,078.00
APPLICANT'S OPINION:	$6,150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4037
APPLICANT:	CHEN, MAYNARD
PARCEL NO.:	4228 026
PARCEL ADDRESS:	1099 23RD ST, #9
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,177.00
APPLICANT'S OPINION:	$575,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4806
APPLICANT:	YOUNTCHI, ZEIN
PARCEL NO.:	1134 010
PARCEL ADDRESS:	0145 0147 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,628,953.00
APPLICANT'S OPINION:	$895,923.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4808
APPLICANT:	3430-3440 GEARY BOULEVARD, LLC
PARCEL NO.:	1063 023
PARCEL ADDRESS:	3430 3440 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,470,610.00
APPLICANT'S OPINION:	$988,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4810
APPLICANT:	ZHENG, JUN KAI
PARCEL NO.:	2717 110
PARCEL ADDRESS:	0583 CORBETT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,345,895.00
APPLICANT'S OPINION:	$538,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4870
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 0051 WALTER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,875,000.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4873
APPLICANT:	TROPHY PROPERTIES MARINA LLC
PARCEL NO.:	0912 005
PARCEL ADDRESS:	3830 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,649,365.00
APPLICANT'S OPINION:	$4,283,225.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4884
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,950,750.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5493
APPLICANT:	FRANKS, JON
PARCEL NO.:	1234 007
PARCEL ADDRESS:	1216 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,700,000.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5494
APPLICANT:	BLANZ TRUST
PARCEL NO.:	1276 001
PARCEL ADDRESS:	1103 1107 SHRADER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,500,200.00
APPLICANT'S OPINION:	$600,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5495
APPLICANT:	WOO REVOCABLE TRUST
PARCEL NO.:	1276 019
PARCEL ADDRESS:	0173 0175 PARNASSUS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,814,664.00
APPLICANT'S OPINION:	$726,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5496
APPLICANT:	PHAM, MICKY TRUST
PARCEL NO.:	1342 008
PARCEL ADDRESS:	1522 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,005,810.00
APPLICANT'S OPINION:	$802,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5499
APPLICANT:	KENNER, JULIE
PARCEL NO.:	1432 005
PARCEL ADDRESS:	0331 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$740,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, June 14, 2011, at 1:32 p.m.

Present: John McGary, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4873	Trophy Properties Marina LLC	Verbal Stipulation Approved
2009-4884	Eric Xanthopoulos	Verbal Stipulation Approved

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The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4037	Maynard Chen	Denied-No Show
2009-4810	Jun Kai Zheng	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled due to previous action taken on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4036	Hammersmith Trust	Withdrawn
2009-4806	Zein Yountchi	Withdrawn
2009-4870	Eric Xanthopoulos	Withdrawn
2009-5493	Jon Franks	Withdrawn
2009-5494	Blanz Trust	Withdrawn
2009-5495	Woo Revocable Trust	Postponed
2009-5496	Micky Pham Trust	Withdrawn
2009-5499	Julie Kenner	Withdrawn

There being no further business, the Board, at the hour of 3:35 p.m., recessed to reconvene Thursday, June 16, 2011, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, June 16, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Admin Hearing
Room 406, City Hall
Wednesday, June 15, 2011 To Wednesday, June 15, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2246
APPLICANT:	BRADY, MCDOWELL FAMILY LIVING TRUST
PARCEL NO.:	0478 041
PARCEL ADDRESS:	1232 CHESTNUT ST,
TOPIC:	Request to Reinstate application that was previously Denied-No Show.
CURRENT ASSESSMENT:	$1,656,120.00
APPLICANT'S OPINION:	$1,008,202.50
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2484
APPLICANT:	MCSWEENEY FAMILY TRUST
PARCEL NO.:	6618 050
PARCEL ADDRESS:	1598 DOLORES ST, #11
TOPIC:	Request to Reinstate application that was previously Denied-No Show
CURRENT ASSESSMENT:	$1,244,794.00
APPLICANT'S OPINION:	$1,027,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3047
APPLICANT:	LAU, YEUK
PARCEL NO.:	8708 053
PARCEL ADDRESS:	0255 BERRY ST, #405
TOPIC:	Request to Reinstate application that was previously Denied-No Show
CURRENT ASSESSMENT:	$632,672.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4308
APPLICANT:	BORIRAK-CHANYAVAT, SID
PARCEL NO.:	1468 008
PARCEL ADDRESS:	0038 SHORE VIEW AVE,
TOPIC:	Request to Reinstate application that was previously Denied-No Show
CURRENT ASSESSMENT:	$2,325,000.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4583
APPLICANT:	WANG, PEGGY
PARCEL NO.:	8708 030
PARCEL ADDRESS:	0255 BERRY ST, #305
TOPIC:	Request to Reinstate application that was previously Denied-No Show
CURRENT ASSESSMENT:	$620,034.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6048
APPLICANT:	PARK MERCED INVESTORS
PARCEL NO.:	7331 999
PARCEL ADDRESS:	3711 SITUS TO BE ASSIGNED AVE,
TOPIC:	To Clarify Original 2009 Assessment for APN 7331-999
CURRENT ASSESSMENT:	$112,363,124.00
APPLICANT'S OPINION:	$92,137,762.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5633
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 039
PARCEL ADDRESS:	2976 24TH ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5634
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,453,500.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5635
APPLICANT:	MCCARTHY, ALAN
PARCEL NO.:	4206 040
PARCEL ADDRESS:	2980 24TH ST,
TOPIC:	To consider as timely filed.
CURRENT ASSESSMENT:	$1,450,054.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, June 15, 2011, at 9:33 a.m.

Present: Gregory Blaine, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

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#2
6/15/11

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony on administrative issues pertaining the applications at issue. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2246	Brady, McDowell Family Trust	Denied-No Show
2009-2484	McSweeney Family Trust	Application Reinstated
2009-3047	Yeuk Lau	Application Reinstated
2009-4308	Sid Borirak-Canyavat	Application Reinstated
2009-4583	Peggy Wang	Application Reinstated
2009-6048	Park Merced Investors	Approved amending the roll value that was under appeal to correct a clerical error.
2010-5633	Alan McCarthy	Accepted as Timely Filed
2010-5634	Alan McCarthy	Accepted as Timely Filed
2010-5635	Alan McCarthy	Accepted as Timely Filed

There being no further business, the Board, at the hour of 5:15 p.m., recessed to reconvene on Tuesday, April 26, 2011 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, June 21, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, June 16, 2011 To Thursday, June 16, 2011
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4953
APPLICANT:	SHURGARD CALIFORNIA PROPERTIES LLC
PARCEL NO.:	4347A003
PARCEL ADDRESS:	2090 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,347,607.00
APPLICANT'S OPINION:	$5,173,805.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4954
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4955
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4956
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$537,087.00
APPLICANT'S OPINION:	$268,544.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4957
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,913,783.00
APPLICANT'S OPINION:	$7,956,892.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6294
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6295
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6296
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6297
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,950,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6298
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$459,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6299
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,200.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6300
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,101,600.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6301
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,349,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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HEARING

CANCELED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, June 16, 2011 To Thursday, June 16, 2011
1:30 PM (ALL DAY)

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cancelled

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4953
APPLICANT:	SHURGARD CALIFORNIA PROPERTIES LLC
PARCEL NO.:	4347A003
PARCEL ADDRESS:	2090 0000 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,347,607.00
APPLICANT'S OPINION:	$5,173,805.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4954
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4955
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$238,703.00
APPLICANT'S OPINION:	$119,352.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4956
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$537,087.00
APPLICANT'S OPINION:	$268,544.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4957
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 0000 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,913,783.00
APPLICANT'S OPINION:	$7,956,892.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5671
APPLICANT:	SELIN, JOHN
PARCEL NO.:	1510 014
PARCEL ADDRESS:	0567 0569 34TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$1,040,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6294
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6295
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,000.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6296
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,080,000.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6297
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 0000 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,950,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6298
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 037
PARCEL ADDRESS:	1065V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$459,000.00
APPLICANT'S OPINION:	$3,891.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
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13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6299
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 038
PARCEL ADDRESS:	1063V 0000 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$469,200.00
APPLICANT'S OPINION:	$4,067.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6300
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 039
PARCEL ADDRESS:	1053 1059 MINNA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,101,600.00
APPLICANT'S OPINION:	$9,945.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6301
APPLICANT:	PUBLIC STORAGE INC.
PARCEL NO.:	3511 093
PARCEL ADDRESS:	0099 0000 SO VAN NESS AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$20,349,000.00
APPLICANT'S OPINION:	$82,098.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, JUNE 16, 2011
1:30 PM

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---

1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session to deliberate and take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

A. APPLICATION: 2009-4921

APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1753 001
PARCEL ADDRESS:	0301 HUGO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,602,262.00
APPLICANT'S OPINION:	$1,359,620.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B. APPLICATION: 2009-4920

APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1230 019
PARCEL ADDRESS:	0532 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,810,500.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C. APPLICATION: 2009-4921

APPLICANT:	KHAVUL FAMILY 2000 REVOC TRUST
PARCEL NO.:	1379 034A
PARCEL ADDRESS:	1845 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,844,940.00
APPLICANT'S OPINION:	$1,550,780.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

D. APPLICATION: 2009-6149

APPLICANT:	RIDGWAY, THEODORE
PARCEL NO.:	1267 008
PARCEL ADDRESS:	8470 - 8510 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,091,000.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

E. APPLICATION: 2009-6150

APPLICANT:	RIDGWAY, THEODORE
PARCEL NO.:	1267 008
PARCEL ADDRESS:	8470 - 8510 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,187,820.00
APPLICANT'S OPINION:	$1,158,451.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 16, 2011, at 1:30 p.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

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With no public present for comment, the Board went into closed session at the hour of 1:33 p.m. to deliberate and take possible action on the below listed applications.

At the hour of 2:40 p.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4919	Khavul Family 2000 Revoc Trust	A.V.Lowered (Assessor)
2009-4920	Khavul Family 2000 Revoc Trust	Verbal Stipulation Approved
2009-4921	Khavul Family 2000 Revoc Trust	A.V.Lowered (Board)
2009-6149	Theodore Ridgway	A.V.Lowered (Board)
2009-6150	Theodore Ridgway	A.V.Lowered (Assessor)

There being no further business, the Board, at the hour of 2:45 p.m. recessed to reconvene Monday, June 20, 2011, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, June 22, 2011

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San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, June 20, 2011 To Monday, June 20, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5487
APPLICANT:	DE BORD, STEPHANE
PARCEL NO.:	0946 002
PARCEL ADDRESS:	2957 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,100,000.00
APPLICANT'S OPINION:	$1,240,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5488
APPLICANT:	WOLFE, THOMAS
PARCEL NO.:	0977 021
PARCEL ADDRESS:	2839 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,439,238.00
APPLICANT'S OPINION:	$4,175,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5489
APPLICANT:	HSU, CARL
PARCEL NO.:	1007 021
PARCEL ADDRESS:	0308 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,090,671.00
APPLICANT'S OPINION:	$1,640,083.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5490
APPLICANT:	HARPER, RICHARD
PARCEL NO.:	1030 002
PARCEL ADDRESS:	1717 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,110,736.00
APPLICANT'S OPINION:	$845,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5503
APPLICANT:	FORDRIA COURT, LLC
PARCEL NO.:	1736 040
PARCEL ADDRESS:	1330 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,592,637.00
APPLICANT'S OPINION:	$1,037,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5504
APPLICANT:	DINTCHO, DEMETRIUS
PARCEL NO.:	1762 017
PARCEL ADDRESS:	1381 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,630,980.00
APPLICANT'S OPINION:	$897,039.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5505
APPLICANT:	HO, THERESA
PARCEL NO.:	1785 022
PARCEL ADDRESS:	1362 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,000.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5506
APPLICANT:	CHOU, LILY
PARCEL NO.:	1803 028
PARCEL ADDRESS:	1350 LA PLAYA ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,060,698.00
APPLICANT'S OPINION:	$424,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5507
APPLICANT:	AFANASYEVA, TATYANA
PARCEL NO.:	1870 026
PARCEL ADDRESS:	2025 2027 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,515,402.00
APPLICANT'S OPINION:	$606,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5519
APPLICANT:	TSE, CHRISTINA
PARCEL NO.:	3525 008
PARCEL ADDRESS:	0450 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,263,356.00
APPLICANT'S OPINION:	$905,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5530
APPLICANT:	LEE, LANCE
PARCEL NO.:	5211 031
PARCEL ADDRESS:	3450 03RD ST, 1D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,068,454.00
APPLICANT'S OPINION:	$428,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5531
APPLICANT:	WEST, MOLLY
PARCEL NO.:	5612 063
PARCEL ADDRESS:	0026 ELSIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,020,000.00
APPLICANT'S OPINION:	$408,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5535
APPLICANT:	YEE FAMILY REVOC TRUST
PARCEL NO.:	7233 001C
PARCEL ADDRESS:	0540 JUNIPERO SERRA BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,474,016.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5536
APPLICANT:	BUCONJIC, ZVONIMIR
PARCEL NO.:	8708 102
PARCEL ADDRESS:	0255 BERRY ST, #705
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,113,228.00
APPLICANT'S OPINION:	$445,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Assessment Appeals Board 2 Hearing
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1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5491
APPLICANT:	SCHLOTTHAUER, JACK
PARCEL NO.:	1191 051
PARCEL ADDRESS:	0408 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$945,638.00
APPLICANT'S OPINION:	$378,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5492
APPLICANT:	SCHLOTTHAUER, JACK
PARCEL NO.:	1191 052
PARCEL ADDRESS:	0410 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$984,233.00
APPLICANT'S OPINION:	$394,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5500
APPLICANT:	FAIDI LIVING TRUST 1987
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,978,000.00
APPLICANT'S OPINION:	$1,591,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5501
APPLICANT:	KATS, TATYANA
PARCEL NO.:	1507 011
PARCEL ADDRESS:	0553 0555 37TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,586,610.00
APPLICANT'S OPINION:	$635,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5509
APPLICANT:	SILVER, DUANE
PARCEL NO.:	2200 005
PARCEL ADDRESS:	0734 RIVERA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,305,410.00
APPLICANT'S OPINION:	$494,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5510
APPLICANT:	2392 - 31ST AVENUE LLC
PARCEL NO.:	2359 014
PARCEL ADDRESS:	2390 2394 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,702,760.00
APPLICANT'S OPINION:	$1,083,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5511
APPLICANT:	FEIGENBAUM, JERROLD
PARCEL NO.:	2608 012
PARCEL ADDRESS:	0064 0066 BUENA VISTA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,169,024.00
APPLICANT'S OPINION:	$468,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5512
APPLICANT:	HERDT, GILBERT
PARCEL NO.:	2609 010
PARCEL ADDRESS:	0138 0140 ALPINE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,312,880.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5513
APPLICANT:	TJ COTUGNO HOLDINGS, LLC
PARCEL NO.:	2612 014
PARCEL ADDRESS:	2362 2368 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,859,234.00
APPLICANT'S OPINION:	$744,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5514
APPLICANT:	LEE, LANCE
PARCEL NO.:	2641 021
PARCEL ADDRESS:	0235 EDGEWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,500,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5515
APPLICANT:	RICKARD, ROBERT
PARCEL NO.:	2654 018
PARCEL ADDRESS:	0010 DEMING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,273,448.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5516
APPLICANT:	FARGO, NORMAN
PARCEL NO.:	2831 009
PARCEL ADDRESS:	4128 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,397,000.00
APPLICANT'S OPINION:	$959,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5518
APPLICANT:	GIVANT, STEVEN
PARCEL NO.:	3042 003
PARCEL ADDRESS:	0014 FERNWOOD DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,381,118.00
APPLICANT'S OPINION:	$552,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5521
APPLICANT:	MACPHERSON, DONALD
PARCEL NO.:	3578 067
PARCEL ADDRESS:	3567 3569 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,570,066.00
APPLICANT'S OPINION:	$628,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5522
APPLICANT:	BPBH LIMITED PARTNERSHIP
PARCEL NO.:	3609 118
PARCEL ADDRESS:	2460 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,090,066.00
APPLICANT'S OPINION:	$2,036,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5532
APPLICANT:	WRIGHT, CHARLES
PARCEL NO.:	6504 050
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,208,160.00
APPLICANT'S OPINION:	$883,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5533
APPLICANT:	LEUNG, DARRYL
PARCEL NO.:	6537 001
PARCEL ADDRESS:	1150 1156 SANCHEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,711,875.00
APPLICANT'S OPINION:	$685,555.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5534
APPLICANT:	McCONNELL, LANE
PARCEL NO.:	6561 003
PARCEL ADDRESS:	1214 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$954,824.00
APPLICANT'S OPINION:	$382,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, June 20, 2011, at 9:40 a.m.

Present: Mervin Conlan, Margaret Ruxton and Joseph Tham

Quorum present

Chairperson: Mervin Conlan, Presiding

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6/20/11

The following listed applicants for change in the assessed valuation of property affecting 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5488	Thomas Wolfe	Verbal Stipulation Approved
2009-5489	Carl Hsu	Verbal Stipulation Approved
2009-5507	Tatyana Afanasyeva	Verbal Stipulation Approved
2009-5513	Tj Cotugno Holdings, LLC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5487	Stephane De Bord	Withdrawn
2009-5490	Richard Harper	Withdrawn
2009-5503	Fordria Court, LLC	Withdrawn
2009-5504	Demetrius Dintcho	Withdrawn
2009-5505	Theresa Ho	Withdrawn
2009-5506	Lily Chou	Withdrawn
2009-5519	Christina Tse	Withdrawn
2009-5530	Lance Lee	Withdrawn
2009-5531	Molly West	Withdrawn
2009-5535	Yee Family Revoc Trust	Withdrawn
2009-5536	Zvonimir Buconjic	Withdrawn

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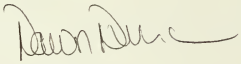
There being no further business, the Board, at the hour of 10:35 a.m., recessed to reconvene Wednesday, June 22, 2011 at 1:30 p.m.

Angela Calvillo
Clerk



Dawn Duran
Administrator

Approved by the Board on Wednesday, June 22, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
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2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5470
APPLICANT:	DRACUP FAMILY TRUST
PARCEL NO.:	0182 046
PARCEL ADDRESS:	1101 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,365,692.00
APPLICANT'S OPINION:	$546,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5471
APPLICANT:	BUCK FAMILY TRUST
PARCEL NO.:	0222A020
PARCEL ADDRESS:	1170 SACRAMENTO ST, 6D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,244,832.00
APPLICANT'S OPINION:	$1,698,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5472
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,670,996.00
APPLICANT'S OPINION:	$1,468,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5473
APPLICANT:	WOO REVOCABLE TRUST
PARCEL NO.:	0250 003A
PARCEL ADDRESS:	1025 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,828,344.00
APPLICANT'S OPINION:	$731,420.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5474
APPLICANT:	SHERMAN, ERNEST
PARCEL NO.:	0288 074
PARCEL ADDRESS:	0333 BUSH ST, 3708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,396,659.00
APPLICANT'S OPINION:	$558,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5475
APPLICANT:	GEARY VILLAGE LLC
PARCEL NO.:	0318 020
PARCEL ADDRESS:	0651 0653 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,918,322.00
APPLICANT'S OPINION:	$1,167,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1429
APPLICANT:	BUCK CAROL FRANK FAMILY TRUST
PARCEL NO.:	0222A020
PARCEL ADDRESS:	1170 SACRAMENTO ST, 6D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,890,000.00
APPLICANT'S OPINION:	$2,334,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1430
APPLICANT:	SHERMAN, ERNEST
PARCEL NO.:	0288 074
PARCEL ADDRESS:	0333 BUSH ST, 3708
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,393,349.00
APPLICANT'S OPINION:	$836,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2574
APPLICANT:	BRACCO REVOCABLE TRUST 2002
PARCEL NO.:	0222A048
PARCEL ADDRESS:	1170 SACRAMENTO ST, 13D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,662,296.00
APPLICANT'S OPINION:	$2,198,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2581
APPLICANT:	M & L FINANCIAL PROPERTIES INC./GEARY VILLAGE LLC
PARCEL NO.:	0318 020
PARCEL ADDRESS:	0651 0653 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,911,405.00
APPLICANT'S OPINION:	$1,747,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 21, 2011, at 9:30 a.m.

Present: Diane Robinson, Greg Blaine and Lawrence Lee

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5470	Dracup Family Trust	Verbal Stipulation Approved
2009-5471	Buck Familyu Trust	Verbal Stipulation Approved
2009-5472	Bracco Revocable Trust 2002	A.V. Lowered (Board), but higher than Assessor's recommended value.
2009-5473	Woo Revocable Trust	Verbal Stipulation Approved

SF
A77
#2
6/21/11

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5474	Ernest Sherman	Withdrawn
2009-5475	Geary Village LLC	Withdrawn
2010-1429	Buck Carol Frank Family Trust	Withdrawn
2010-1430	Ernest Sherman	Withdrawn
2010-2574	Bracco Revocable Trust 2002	Withdrawn
2010-2581	M & L Financial Properties Inc.	Withdrawn

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Friday, June 24, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on June 27, 2011

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, June 22, 2011 To Wednesday, June 22, 2011
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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6/22/11

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3633
APPLICANT:	THOMPSON, JAMES
PARCEL NO.:	6632 098
PARCEL ADDRESS:	0212 DAY ST, #212
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,150,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3856
APPLICANT:	LEE, JACK
PARCEL NO.:	0041 117
PARCEL ADDRESS:	0329 BAY ST, #304
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$835,000.00
APPLICANT'S OPINION:	$608,112.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3901
APPLICANT:	ZIVIAN FAMILY TRUST
PARCEL NO.:	7534 076
PARCEL ADDRESS:	0001 TOPAZ WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,480.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4032
APPLICANT:	BELVEDERE SFCA, LLC
PARCEL NO.:	1286 001
PARCEL ADDRESS:	0553 BELVEDERE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,016,294.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4255
APPLICANT:	WILLIAMS, JOHN
PARCEL NO.:	4153 032A
PARCEL ADDRESS:	2619 22ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,147,500.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4422
APPLICANT:	CRETSINGER, JULIANN
PARCEL NO.:	8708 137
PARCEL ADDRESS:	0235 BERRY ST, 310
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,059,220.00
APPLICANT'S OPINION:	$874,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4639
APPLICANT:	AVALON GOLDEN GATE LLC
PARCEL NO.:	1924 004
PARCEL ADDRESS:	1601 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$22,922,092.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4937
APPLICANT:	WALGREEN CO.
PARCEL NO.:	3283 124
PARCEL ADDRESS:	1830 1850 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,821,505.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4938
APPLICANT:	WALGREEN CO.
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$31,742,315.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4948
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 005
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,801,662.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4949
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 003
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,393,821.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4950
APPLICANT:	LEROY FAMILY TRUST
PARCEL NO.:	3901 004
PARCEL ADDRESS:	1717 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,721,753.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5105
APPLICANT:	WALGREEN COMPANY., #3849
PARCEL NO.:	1440 040
PARCEL ADDRESS:	0745 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,969,418.00
APPLICANT'S OPINION:	$6,700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, June 22, 2011, at 1:34 p.m.

Present: Louisa Mendoza, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3856	Jack Lee	A.V.Lowered (Board)
2009-3901	Zivian Family Trust	Verbal Stipulation Approved
2009-4255	John Williams	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3633	James Thompson	Denied (No Show)
2009-4422	Juliann Cretsinger	Denied (No Show)

The following listed applicants for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-4032	Belvedere SFCA, LLC	Withdrawn
2009-4639	Avalon Golden Gate LLC	Postponed
2009-4937	Walgreen Co.	Postponed
2009-4938	Walgreen Co.	Postponed
2009-4948	Leroy Family Trust	Withdrawn
2009-4949	Leroy Family Trust	Withdrawn
2009-4950	Leroy Family Trust	Withdrawn
2009-5105	Walgreen Company., #3849	Withdrawn

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There being no further business, the Board, at the hour of 3:10 p.m., recessed to reconvene Thursday, June 23, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, June 23, 2011.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, June 23, 2011 To Thursday, June 23, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2294
APPLICANT:	ZAMARIN, LISA
PARCEL NO.:	2630 002
PARCEL ADDRESS:	1105 1107 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,001.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2552
APPLICANT:	DELMON, DIRK
PARCEL NO.:	3006 009
PARCEL ADDRESS:	0024 COVENTRY CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$750,000.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3867
APPLICANT:	LEPINARD, JULIE
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,375,395.00
APPLICANT'S OPINION:	$4,355,500.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5040
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 039
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$322,279.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5041
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 022
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$223,556.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5042
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 023
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$192,737.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5043
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 024
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$490,476.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5044
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 025
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$404,286.00
APPLICANT'S OPINION:	$275,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5045
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 026
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$316,531.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5046
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 027
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$283,626.00
APPLICANT'S OPINION:	$180,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5047
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 028
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$261,164.00
APPLICANT'S OPINION:	$160,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5048
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 029
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$205,275.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5049
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 030
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$197,960.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5050
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 031
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$212,586.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5051
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 032
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$307,653.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5052
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 033
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$274,747.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5053
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 034
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$279,447.00
APPLICANT'S OPINION:	$175,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5054
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 035
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$336,903.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5055
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 036
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$349,440.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5056
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 037
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$335,338.00
APPLICANT'S OPINION:	$225,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5057
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	2892 038
PARCEL ADDRESS:	0600 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$229,301.00
APPLICANT'S OPINION:	$125,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

23) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5058
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1025 013
PARCEL ADDRESS:	2840 2844 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,938,000.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

24) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5060
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1177 025
PARCEL ADDRESS:	0644 0668 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,681,800.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

25) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5061
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1749 007
PARCEL ADDRESS:	1233 ARGUELLO BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,901,894.00
APPLICANT'S OPINION:	$1,754,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

26) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5063
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	5237 037
PARCEL ADDRESS:	1301 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,208,066.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, June 23, 2011, at 9:35 a.m.

Present: Mervin Conlan, Fred Perez and John McGary

Quorum present

Chairperson: John McGary, Presiding

The following listed applicant for change in the assessed valuation of property affecting 2009 assessment roll year being present and heard, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2009-2294	Lisa Zamarin	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3867	Julie Lepinard	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2552	Dirk Delmon	Postponed
2009-5040	Raul Arriaza	Postponed
2009-5041	Raul Arriaza	Postponed
2009-5042	Raul Arriaza	Postponed
2009-5043	Raul Arriaza	Postponed
2009-5044	Raul Arriaza	Postponed
2009-5045	Raul Arriaza	Postponed
2009-5046	Raul Arriaza	Postponed
2009-5047	Raul Arriaza	Postponed
2009-5048	Raul Arriaza	Postponed
2009-5049	Raul Arriaza	Postponed
2009-5050	Raul Arriaza	Postponed

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2009-5051	Raul Arriaza	Postponed
2009-5052	Raul Arriaza	Postponed
2009-5053	Raul Arriaza	Postponed
2009-5054	Raul Arriaza	Postponed
2009-5055	Raul Arriaza	Postponed
2009-5056	Raul Arriaza	Postponed
2009-5057	Raul Arriaza	Postponed
2009-5058	Raul Arriaza	Withdrawn
2009-5060	Raul Arriaza	Postponed
2009-5061	Raul Arriaza	Postponed
2009-5063	Raul Arriaza	Postponed

There being no further business, the Board, at the hour of 10:40 a.m., recessed to reconvene Wednesday, July 6, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, July 6, 2011

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, June 24, 2011 To Friday, June 24, 2011
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5665
APPLICANT:	YANCEY, MICHAEL
PARCEL NO.:	0215C107
PARCEL ADDRESS:	1333 JONES ST, #1505
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,861,000.00
APPLICANT'S OPINION:	$1,202,545.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6222
APPLICANT:	LORRAINE A REILLY FAMILY TRUST
PARCEL NO.:	2372 041A
PARCEL ADDRESS:	2310 44TH AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$65,842.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, June 24, 2011
9:30 AM

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amended

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5665
APPLICANT:	YANCEY, MICHAEL
PARCEL NO.:	0215C107
PARCEL ADDRESS:	1333 JONES ST, #1505
TOPIC:	Legal Issues on Base Year/Change in Ownership
CURRENT ASSESSMENT:	$2,861,000.00
APPLICANT'S OPINION:	$1,202,545.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6222
APPLICANT:	LORRAINE A REILLY FAMILY TRUST
PARCEL NO.:	2372 041A
PARCEL ADDRESS:	2310 44TH AVE,
TOPIC:	Legal Issues on Base Year/Change in Ownership
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$65,842.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1877
APPLICANT:	DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	0234 017
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$202,740,224.00
APPLICANT'S OPINION:	$138,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1878
APPLICANT:	DINAPOLI CAPITAL PARTNERS
PARCEL NO.:	2008208165
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$12,124,244.00
APPLICANT'S OPINION:	$10,700,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3170
APPLICANT:	SFHR, LLC
PARCEL NO.:	0234 017
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$189,219,420.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3171
APPLICANT:	SFHR
PARCEL NO.:	0168 005
PARCEL ADDRESS:	0005 THE EMBARCADERO ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$334,393.00
APPLICANT'S OPINION:	$162,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3172
APPLICANT:	SFHR, LLC
PARCEL NO.:	2009208856
PARCEL	,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$10,973,973.00
APPLICANT'S OPINION:	$5,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, June 24, 2011, at 9:40 a.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

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Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2008-1877	Dinapoli Capital Partners	Written Stipulation Approved
2008-1878	Dinapoli Capital Partners	Withdrawn at Hearing
2009-3170	SFHR c/o Dinapoli Capital	Written Stipulation Approved
2009-3171	SFHR c/o Dinapoli Capital	Withdrawn at Hearing
2009-3172	SFHR c/o Dinapoli Capital	Withdrawn at Hearing
2009-6222	Lorraine Reilly Family Trust	Submitted

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-5665	Michael Yancey	Denied; No Show

Having completed the morning agenda, at the hour of 11:00 a.m. Chairperson Morris introduced special recognition of Deputy City Attorney Carol Boardman, seconded by Members Lee and Robinson, in honor of her retirement and this being her last day of service with the City and County of San Francisco.

Public comment was given in recognition of Carol Boardman's accomplishments upon her retirement by Chuck Moll of Winston & Strawn, LLP; Felix Rodriguez, Senior Appraiser with the San Francisco Assessor's Office; Mike Slattery, former Deputy City Attorney with the City and County of San Francisco; Marie Blits, Deputy City Attorney with the City and County of San Francisco; and Dawn Duran, Administrator for the San Francisco Assessment Appeals Board.

At the hour of 11:18 a.m., the Board went into closed session with legal counsel to deliberate application 2009-6222. The Board reconvened in open session at the hour of 12:23 p.m. and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2009-6222	Lorraine Reilly Family Trust	Accepted Applicant's Affidavit of Non-Receipt of the Assessor's July 15, 2009 Notice of Supplemental Assessment.

There being no further business, the Board, at the hour of 12:27 p.m., recessed to reconvene Monday, June 27, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on July 27, 2011

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, June 27, 2011 To Monday, June 27, 2011
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0567
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,834,000.00
APPLICANT'S OPINION:	$1,050,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0568
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$55,998,000.00
APPLICANT'S OPINION:	$48,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0569
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,307,470,680.00
APPLICANT'S OPINION:	$850,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0570
APPLICANT:	PPF OFF 75 HOWARD GARAGE LLC
PARCEL NO.:	3741 031
PARCEL ADDRESS:	0075 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$57,117,960.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0831
APPLICANT:	PPF OFF ONE MARKET PLAZA OWNER
PARCEL NO.:	3713 007
PARCEL ADDRESS:	0001 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,256,700,000.00
APPLICANT'S OPINION:	$1,200,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, June 27, 2011, at 10:00 a.m.

Present: Lawrence Lee, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2008 and 2009 assessment roll years being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-0567	PPF OFF One Market Plaza	Verbal Stipulation Approved
2009-0568	PPF OFF 75 Howard Garage	Verbal Stipulation Approved
2009-0569	PPF OFF One Market Plaza	Verbal Stipulation Approved
2009-0570	PPF OFF 75 Howard Garage	Verbal Stipulation Approved
2009-0831	PPF OFF One Market Plaza	Withdrawn at Hearing

There being no further business, the Board, at the hour of 11:36 a.m., recessed to reconvene Tuesday, June 28, 2011 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on June 28, 2011

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, June 28, 2011 To Thursday, June 30, 2011
9:30 AM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-1190
APPLICANT:	WAI, JOHN
PARCEL NO.:	0125 021
PARCEL ADDRESS:	1111 1133 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,897,852.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
JUN 21 2011
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6498
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$91,900,000.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6501
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$399,616,779.00
APPLICANT'S OPINION:	$358,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6502
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$73,800,000.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6503
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 049
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$477,800,000.00
APPLICANT'S OPINION:	$410,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6504
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 050
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$73,800,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6505
APPLICANT:	EMPORIUM MALL, LLC
PARCEL NO.:	3705 052
PARCEL ADDRESS:	0845 MARKET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$71,401,338.00
APPLICANT'S OPINION:	$61,401,338.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, June 28, 2011, at 9:33 a.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A77
#2
6/28/11

Appeal No.	Name	Disposition
2009-1190	John Wai	Continued to 7/13/11 at 9:30
2009-6498	Emporium Mall LLC	Withdrawn prior to hearing
2009-6501	Emporium Development LLC	Verbal Stipulation Approved
2009-6502	Emporium Development LLC	Verbal Stipulation Approved
2009-6503	Emporium Mall LLC	Verbal Stipulation Approved
2009-6504	Emporium Mall LLC	Verbal Stipulation Approved
2009-6505	Emporium Mall LLC	Withdrawn prior to hearing

There being no further business, the Board, at the hour of 11:34 a.m., recessed to reconvene Friday, July 1, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, July 7, 2011

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